



## Regular Council Meeting for Public Hearings

Tuesday, May 22, 2007

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

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

Gail Johnson, Acting Corporate Officer

Absent: Councillor Rob Howard

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

1. **Zoning Amendment Bylaw 8085 (RZ 06-333534)**  
(8671 Heather Street; Applicant: 450470 B.C. Ltd.)

*Applicant's Comments:*

The applicant was not present.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH07/5-1

It was moved and seconded

*That Zoning Amendment Bylaw 8085 be given second and third readings.*  
**CARRIED**



## Regular Council Meeting for Public Hearings

Monday, May, 22 2007

### 2. Zoning Amendment Bylaw 8217 (RZ 05-319627)

(7080 and 7100 Bridge Street and 7111, 7131 and 7151 No. 4 Road;  
Applicant: Bridge CWL Investments Inc.)

#### *Applicant's Comments:*

The applicant was available to answer questions.

#### *Written Submissions:*

David and Jennifer Price, 7140 Bridge Street (Schedule 1)

#### *Submissions from the floor:*

Linda Hawryluk 7120 Bridge Street, expressed concern about the 10.5 meter road dedication that will encroach on her property to provide the future Sills Avenue off Bridge Street. Ms. Hawryluk concluded by stating that she is not objecting to the proposal, but is seeking reassurance that (1) her property will not suffer from devaluation as a result of the road dedication, and (2) she will be left with options other than selling her property to a developer in the future.

In answer to several queries, the Director of Development, Jean Lamontagne provided the following advice:

- 7120 Bridge Street is subject to road dedication to provide for Sills Avenue which is on the DCC program, making it eligible for credits. The current developer will pay for the full design and full width of Sills Avenue as well as 50% of the total construction costs;
- lots being developed in the future will be subject to a similar mixture of road dedication and road right-of-ways to achieve the ultimate width of Sills Avenue, and will be treated fairly;
- during the rezoning application process, the Planning Department works with applicants to ensure that they receive the highest value and best use of their property in keeping with the Local Area Plan designation.

PH07/5-2

It was moved and seconded

***That Zoning Amendment Bylaw 8217 be given second and third readings.***

**CARRIED**



## Regular Council Meeting for Public Hearings

Monday, May, 22 2007

3. **Zoning Amendment Bylaw 8219 (RZ 06-351471)**  
(2560 Shell Road/2633 Simpson Road; Applicant: Eagle Ridge Enterprises Ltd.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH07/5-3

It was moved and seconded

***That Zoning Amendment Bylaw 8219 be given second and third readings.***

**CARRIED**

4. **Official Community Plan Amendment Bylaw 8221 and Zoning Amendment Bylaw 8222 (RZ 04-279819)**  
(8140 No. 5 Road; Applicant: Matthew Cheng Architect)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

Erik Karlsen, Chair, Agricultural Land Commission (Schedule 2)

Cecilia Ting, 411 – 8120 Jones Road (Schedule 3)

Alex Chang, 1506 – 8171 Saba Road (Schedule 4)

Jean Lamontagne, Director of Development (Schedule 5)

*Submissions from the floor:*

Mr. Lamontagne referred to his memo (Schedule 5) providing clarification regarding the future height variance for the proposed project in relation to height variances granted to other similar developments along No. 5 Road.



## **Regular Council Meeting for Public Hearings**

**Monday, May, 22 2007**

Stephen Cheung 10060 Nishi Court, spoke on behalf of the Richmond Environmental Concerns Group, and requested that Council not approve this application until an environmental impact study has been completed. Concern was expressed that the influx of people, traffic, noise, and pollution generated by the proposed development will have a long term impact on the environmentally sensitive site. Visitors to the monastery will park along No. 5 Road, causing traffic safety concerns. Mr. Cheung also voiced his concern about the massing of the proposed structure.

Michael Wolfe, 9731 Odlin Road spoke in opposition to the proposed development, stating that as an Environmentalist, he would like to adopt this site as an Environmentally Sensitive Area (ESA), and provide stewardship work on it. He referred to a map illustrating ESA's in Richmond, and spoke about the affect on future farmers from loss of habitat and pollination, and the impact from hydrology. Mr. Wolfe concluded by stating that reducing the ESA to 40 meters will result in a monoculture overgrown with invasive species such as blackberries.

Richmond resident Kent Law, objected to the proposal, noting that parked vehicles along No. 5 Road make it difficult to see oncoming traffic when turning from the side streets onto No. 5 Road. The proposed development would add more parked vehicles to No. 5 Road and thus create greater traffic safety concerns.

Chad Law, a volunteer for the Richmond Environmental Concerns Group, spoke in opposition to the proposal. He spoke about the strong and overwhelming visual impact the structure's height and width will create. Mr. Law stated that exceptionally large congregations are customary for this type of temple, with tourists arriving on buses. He then expressed concern that the current parking proposal will be insufficient and unable to accommodate tour buses and emergency vehicles.



## **Regular Council Meeting for Public Hearings**

**Monday, May, 22 2007**

In answer to several queries, staff provided the following advice:

- as a requirement prior to development, the applicant acquired the services of Phoenix Environmental Services. As a result of the Environmental assessment, a strip of approximately 40 meters will be retained as an ESA area;
- a traffic impact study detailing provisions for special events and off street parking was provided as part of this application. The applicant has met the current parking bylaw requirements, and demonstrated the ability to accommodate the congregation;
- 65 general public parking spots are located at the back of the property, which is actually where the front of the temple will be located, with a passage-way large enough to accommodate buses and emergency vehicles;
- in an effort to retain farming and to provide a habitat for sparrows and other birds, the proposed development includes planting of fruit and native trees;
- the massing of the proposed building will be similar to other buildings along No. 5 Road.

In response to comments and queries, the applicants provided the following advice:

- the structure's volume and massing meets the site coverage F.A.R. requirements, and a height variance has been requested. The top of the parapet is 12 meters, anything beyond that is non functional and for decorative purposes only;
- a monastery is different from a church, as it provides a residence for monks. Tour buses with visitors are not expected, and limited number of special events will take place. The monastery's supporting community consists of 50 – 60 members;
- overflow traffic will not become a street hazard; public consultation has taken place with neighbouring temples and churches about sharing parking facilities during special events;



## Regular Council Meeting for Public Hearings

**Monday, May, 22 2007**

- the monastery is very cognisant of protecting the ESA, and according to environmental consultants, the current plan to retain the 40 meters of ESA and plant an orchard will enhance wildlife;
- a prominent decorative shrine approximately 35 feet x 35 feet in size will be featured at the front of the monastery, and a smaller feature will be located at the back.

With regard to a writer's concern about plans to place a 140 foot statue of Buddha on the site, the applicants clarified that the writer had been misinformed, and there are no such plans.

PH07/5-4

It was moved and seconded

*That Official Community Plan Amendment Bylaw 8221 and Zoning Amendment Bylaw 8222 each be given second and third readings.*

**CARRIED**

**5. Zoning Amendment Bylaw 8223 (RZ 07-359348)**  
(8451 No. 1 Road; Applicant: Malhi Construction Ltd)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH07/5-5

It was moved and seconded

*That Zoning Amendment Bylaw 8223 be given second and third readings.*

**CARRIED**

**6. Zoning Amendment Bylaw 8224 (RZ 07-361386)**  
(10391 Williams Road; Applicant: Parmjit S. Randhawa)

*Applicant's Comments:*

The applicant was available to answer questions.



## Regular Council Meeting for Public Hearings

Monday, May, 22 2007

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH07/5-6

It was moved and seconded

***That Zoning Amendment Bylaw 8224 be given second and third readings.***

**CARRIED**

**7. Zoning Amendment Bylaw 8228 (RZ 06-350825)**

(11451 Williams Road; Applicant: Raman Kooner)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH07/5-7

It was moved and seconded

***That Zoning Amendment Bylaw 8228 be given second and third readings.***

**CARRIED**

**8. Zoning Amendment Bylaw 8230 (RZ 06-354537)**

(13951 Bridgeport Road; Applicant: Loon Properties Inc.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



## Regular Council Meeting for Public Hearings

Monday, May, 22 2007

PH07/5-8

It was moved and seconded

*That Zoning Amendment Bylaw 8230 be given second and third readings.*

**CARRIED**

**9. Zoning Amendment Bylaw 8233 (RZ 05-308086)**

(9091 and 9071 Williams Road; Applicant: Matthew Cheng Architect)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

Que, 10251 Aragon Road (Schedule 6)

Anna Pietraszek, 9111 Williams Road (Schedule 7)

Lynda Murdoch (Schedule 8)

*Submissions from the floor:*

None.

In answer to queries, Mr. Lamontagne provided the following advice:

- staff has reviewed the perimeter drainage of the property, and a requirement of the building permit is that storm water remains within the property and will not spill over to neighbouring properties;
- there is an internal lane located in the middle of this multi-family project.

PH07/5-9

It was moved and seconded

*That Zoning Amendment Bylaw 8233 be given second and third readings.*

**CARRIED**

**10. Zoning Amendment Bylaw 8234 (RZ 04-287969)**

(8391 and 8411 Williams Road; Applicant: Matthew Cheng Architect)

*Applicant's Comments:*

In answer to a question about acquisition of the lot between Pigott Drive and the site for the proposed development, the applicant advised that his client has been unsuccessful at attaining the lot.





## Regular Council Meeting for Public Hearings

Monday, May, 22 2007

The applicant was then very strongly encouraged to try and acquire the lot, which would enable access within the project and not to Williams Road.

*Written Submissions:*

Cassy Wittermann, 8711 Pigott Road (Schedule 9)

Richard and Wendy Anderson, 8400 Pigott Road (Schedule 10)

Lynda Murdoch, (Schedule 8)

*Submissions from the floor:*

Wendy Anderson, 8400 Pigott Road spoke in opposition to the proposal and voiced her concerns stating that this area is very busy and it is already difficult to cross the road. An access onto Pigott Drive will further disrupt the quiet neighbourhood.

PH07/5-10

It was moved and seconded

*That Zoning Amendment Bylaw 8234 be given second and third readings.*

**CARRIED**

**11. Zoning Amendment Bylaw 8212 (RZ 07-359525)**

(A portion of 8840 River Road and a portion of the rail right-of way on Lot 102, Sections 21 and 22 Block 5 North Range 6 New Westminster District Plan 46989; Applicant: Great Canadian Gaming Corporation)

*Applicant's Comments:*

In answer to a question about construction dust and the impact on neighbours, Terrance Doyle, Executive Director of Construction for Great Canadian Gaming advised that dust control methods such as wetting down the site during construction will be implemented.

*Written Submissions:*

George Woodward, 8980 River Drive (Schedule 11)



## Regular Council Meeting for Public Hearings

Monday, May, 22 2007

### *Submissions from the floor:*

Peter Mitchell, 6271 Nanika Crescent spoke in general support of the proposal, stating that the Park and Ride will help the City's rapid transit system as well as generate community policing for the area. He made reference to some trees that have died on the parkade of the existing Great Canadian Casino (GCC) building, and suggested hanging vines. Also, Mr. Mitchell believed the proposed building should be tapered and shifted as it will block surrounding views.

PH07/5-11

It was moved and seconded

***That Zoning Amendment Bylaw 8212 be given second and third readings.***

**CARRIED**

### **12. Zoning Amendment Bylaw 8229 (RZ 06-355420)**

(4000 No. 3 Road (formerly 4020, 4040 and 4060 No. 3 Road); Applicant: Fairchild Developments Ltd.)

Jean Lamontagne drew Council's attention to a revision which has been made to the rezoning conditions for this application to ensure that construction of the Canada Line is not impeded by this development.

### *Applicant's Comments:*

The applicant was available to answer questions.

### *Written Submissions:*

Jack Bu, owner of King of Karaoke, 110 – 4160 No. 3 Road (Schedule 12)  
Richmond Chamber of Commerce, 5811 Cooney Road (Schedule 13)  
Mario Pavlakovic, Manager Properties, Canada Line (CLCO) (Schedule 14)  
Revised Rezoning Considerations Concurrence for RZ 06-355420 (Schedule 15)

### *Submissions from the floor:*

In answer to a query, Mr. Lamontagne advised that the developer is integrating the use of bus passes for a period of one year to promote transit use.



## Regular Council Meeting for Public Hearings

**Monday, May, 22 2007**

Peter Mitchell, 6271 Nanika Crescent spoke in support of the plan, expressing his appreciation to the developers of Aberdeen Mall for resolving previous parking issues. This proposal will reduce parking but the developer is providing an opportunity to train the public to use the rapid transit system. The construction of the connection from the Aberdeen Mall to the rapid transit area will create a transit corridor to the new No. 3 Road station to Hazelbridge Way and adjacent properties.

In answer to a query about this development blocking the logo and business facility of King of Karaoke, Danny Leung, Vice President of Fairchild Developments advised that the building in question is set back and has never been very visible. He agreed that if an opportunity arose, assistance with this problem might be possible.

PH07/5-12

It was moved and seconded

*That the Revised Rezoning Considerations Concurrence for RZ 06-355420 be substituted for the original set of rezoning conditions (Schedule 15 to the minutes of the Regular Meeting of Council for Public Hearings held on Monday, May 22, 2007).*

**CARRIED**

PH07/5-13

It was moved and seconded

*That Zoning Amendment Bylaw 8229 be given second and third readings.*

**CARRIED**

### **13. Official Community Plan Amendment Bylaw 7882 and Zoning Amendment Bylaws 7883, 8113 & 8117 (RZ 03-254977)**

(3200, 3220, 3240, 3280, 3300, 3320 & 3360 No. 3 Road, 3131, 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331, 3371, 3391 & 3411 Sexsmith Road, 8511 Capstan Way, and a portion of City Road Right-of-Way North of Capstan Way; Applicant: Andrew Cheung Architects Inc.)

#### *Applicant's Comments:*

The applicant reviewed the many community amenities to be provided within this project including a gateway feature to be located at the entrance with public art and a gathering plaza, and accessible roof top green spaces.



## Regular Council Meeting for Public Hearings

**Monday, May, 22 2007**

Staff was requested to receive further information about the square footage of green roof for the project from the applicant.

*Written Submissions:*

Ken Morris, Secretary Treasurer, Richmond School District (Schedule 16)

Jose Gonzalez, 8935 Cook Crescent (Schedule 17)

Anne Murray, Vice President, YVR Airport Authority (Schedule 18)

Terry Crowe, Manager, Policy Planning (memorandum) (Schedule 19)

*Submissions from the floor:*

Anne Murray, Vice-President, Community and Environmental Affairs with the Vancouver Airport Authority indicated that the proposed development will be affected by high levels of aircraft noise which is anticipated to get worse over time. She noted that in other provinces this type of development may be prohibited. She also spoke about increased traffic congestion, indicating that every effort should be made to ensure that traffic flow on the airport roads and bridges isn't affected.

Kushla Curtis, 9400 Pattison Road raised questions about the level of land and if it will be raised, and whether pile drivers will be used during construction.

In answer to Ms. Curtis' questions, Mr. Lamontagne advised that the land will be raised in accordance with the flood protection policy, and the applicant will need to provide full storm water protection for area residents. Information regarding pile drivers will be available in the geo-technical report during the building permit process.

Peter Mitchell, 6271 Nanika Crescent commented that the proposed rapid transit station in the area is very desirable, and questioned if the affordable housing for the project will be sufficient, and if the public amenity space could be configured for daycare. He felt that since the project is so large, the building site lines should be given careful consideration. Mr. Mitchell also spoke about the roof gardens, stressing the need for a greater ratio to be accessible.



## Regular Council Meeting for Public Hearings

**Monday, May, 22 2007**

Michael Wolfe, 9731 Odlin Road indicated that he did not expect Council to approve this proposal. He felt the proposal provided insufficient amenities, lacked in planning affordable housing, and as a result of the proposal, many trees will be lost, and a traffic crisis will be created.

In answer to comments and several queries, staff provided the following advice:

- the letter submitted by Mr. Jose Gonzalez was reviewed and issues relating to amenities will be addressed at a future Parks, Recreation and Cultural Services Committee meeting (tentative date: June 2007), prior to integration of the implementation strategy and the City Centre Area Plan;
- the estimated number of affordable units is currently based on 500 square feet per unit, however, there may be a mix of smaller and larger units to accommodate single residents and families;
- the Richmond School Board has indicated in previous discussions that it is prepared to address school needs arising from this project;
- covenants conditional to rezoning ensure adequate acoustical measures are taken to address noise impacts in accordance with the OCP aircraft noise sensitive area;
- aircraft noise warnings will be included in each disclosure statement stating that there will be aircraft noise, and all measures will be taken to make potential buyers fully aware before signing purchasing agreements;
- signs will be placed on the site to warn of the aircraft noise;
- as part of the development permit process, the applicant must provide a professional acoustical report;
- the Parks, Recreation and Cultural Services department is currently finalizing a facilities study to be brought forward in June or July 2007, addressing a variety of City Centre facilities, including provision of child care spaces,
- access to the development for people with disabilities will be reviewed in further detail;



## Regular Council Meeting for Public Hearings

Monday, May, 22 2007

- there are no Geothermal initiatives planned by the developer for this project at this point;
- construction of the Capstan Station without the voluntary \$15 million developer contribution could be delayed for years; this station will make a huge difference in the City with regards to traffic.

PH07/5-14

It was moved and seconded

*That Official Community Plan Amendment Bylaw 7882 and Zoning Amendment Bylaws 7883, 8113 and 8117 all be given second and third readings.*

**CARRIED**

### 14. Zoning Amendment Bylaw 8238 (RZ 06-344033)

(9200, 9240, 9280, 9300 and 9320 Odlin Road; Applicant: Polygon Meridian Gate Homes Ltd.)

*Councillor Dang, in accordance with Section 100 of the Community Charter, declared a potential conflict of interest for this item and item #15 as he owns property in the area. He left the meeting at 10:04 p.m. and did not return.*

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

V.J. Sidhu, 9211 Odlin Road (Schedule 20)

*Submissions from the floor:*

Michael Wolfe, 9731 Odlin Road spoke in opposition to the proposal and voiced his concerns regarding illegal removal of trees, pollution caused by idling trucks, speeding traffic and disturbances to the neighbourhood.

In answer to a question, Mr. Lamontagne advised that the applicant has worked with an arborist, and tree cutting permits were given for tree removal, along with timelines.



## Regular Council Meeting for Public Hearings

Monday, May, 22 2007

PH07/5-15

It was moved and seconded

*That Zoning Amendment Bylaw 8238 be given second and third readings.*

**CARRIED**

**15. Zoning Amendment Bylaw 8241 (RZ 06-354959)**

(9680, 9700, 9720, 9740, 9760, 9762 and 9800 Odlin Road; Applicant: Polygon Development 172 Ltd.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

Susan Thompson, 9620 Odlin Road (Schedule 21)

*Submissions from the floor:*

Michael Wolfe 9731 Odlin Road spoke in opposition to the proposal, feeling the area should be designated as one large park. Mr. Wolfe spoke about environmental issues including loss of habitation for hawks and eagles, and soil conservation. He referred to traffic safety letters sent out by Thompson School and voiced concerns about fast travelling large diesel trucks, effects of traffic congestion upon emergency vehicle accesses and a shortage of bike lanes.

In response to the Thompson School and traffic safety concerns, Victor Wei advised that traffic counters will be implanted in the area and if warranted, traffic measures will be taken to address these concerns in combination with RCMP enforcements. The future development of Odlin Road will provide a permanent solution regarding traffic issues, and at this time, staff is satisfied with the staging of construction in terms of safety.

PH07/5-16

It was moved and seconded

*That Zoning Amendment Bylaw 8241 be given second and third readings.*

**CARRIED**

**ADJOURNMENT**



**Regular Council Meeting for Public Hearings**

**Monday, May, 22 2007**

PH07/5-17

It was moved and seconded

*That the meeting adjourn (10:36 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 22, 2007.

---


Mayor (Malcolm D. Brodie)

---

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



[illegible]

  
Jennifer Price





<b>To Public Hearing</b>	
Date:	May 22, 2007
Item #	4
Re:	Bylaw 8221

**Agricultural Land Commission**

133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604-660-7000  
Fax: 604-660-7033  
www.alc.gov.bc.ca

		INT
✓	DW	DW
	GJ	
	KY	
	DB	
	WB	

08 May 2007

SCHEDULE 2 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007

Reply to the attention of Tony Pellett

City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1

Attention: David Weber, Director · City Clerk's Office

8060-20-8221

**Re: OCP Amendment Bylaw No. 8221 — our file #O-32237**

This will acknowledge your letter of 26 April 2007 forwarding the above bylaw to the Provincial Agricultural Land Commission (the "Commission") in accordance with subsection 882(3) of the *Local Government Act*.

The proposal to reduce the extent of the Environmentally Sensitive Area (ESA) designation on the subject parcel is clearly beneficial to agriculture and is therefore consistent with the *Agricultural Land Commission Act* (ALCA), the regulations and the orders of the Commission as provided in section 46 of the ALCA.

The Commission has no further comment in relation to the subject bylaw.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

per:

Erik Karlsen, Chair

cc: Policy Planning Manager Terry Crowe, Richmond  
Regional Agrologist Kathleen Zimmerman, MAL Abbotsford

TP/

·35488 OCP Amdt



To Public Hearing	
Date:	May 22, 2007
Item #	4
Re:	Bylaw 8221 + 8222

7060-20-8222

**Mayor and Councillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Monday, 21 May 2007 4:24 PM  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #132)

SCHEDULE 3 TO THE MINUTES OF  
 THE REGULAR MEETING OF  
 COUNCIL FOR PUBLIC HEARINGS  
 HELD ON MONDAY, MAY 22, 2007

## Send a Submission Online (response #132)

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	2007-05-21 4:23:19 PM

## Survey Response

Your Name:	Cecilia Ting
Your Address:	411-8120 Jones Road Richmond BC V6Y 4K7
Subject Property Address OR Bylaw Number:	The planned temple on no.5 Road
Comments:	I object to approve the built of the 140ft Buddha at temple of on no.5 Road. I respect different religions. But not to build a statue in the open public of our City. This does not match the whole environment.



May 16, 2007

SCHEDULE 4 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007

8060-20-8222

Mr. Kevin Eng,

P & D Department, City of Richmond, British Columbia

To Public Hearing
Date: <u>May 22, 2007</u>
Item # <u>4</u>
Re: <u>Bylaws 8221 +</u>
<u>8222</u>

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

\* 19 other  
similar letters  
attached

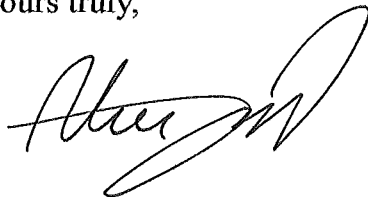
I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west coast of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Alex Chang

Address: 1506-8171 Saba Road, Richmond BC V6Y4B3



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

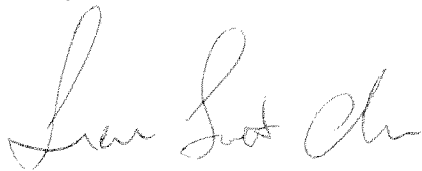
I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Lau SuetChu

Address: 107 - 8100 Jones Road  
Richmond, V6Y 4B1



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west coast of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Wong Sing Chu  
Address: 107 - 8100 Jones Road  
Richmond, V6Y 4B1



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

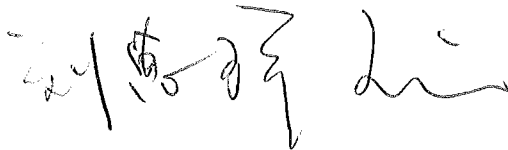
I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name:

Address:

6140 Annim Place V7C 2W2 Richmond,



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

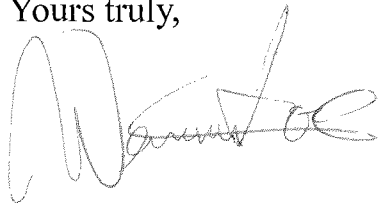
I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west coast of Canada which surely be one of the landmarks of Richmond

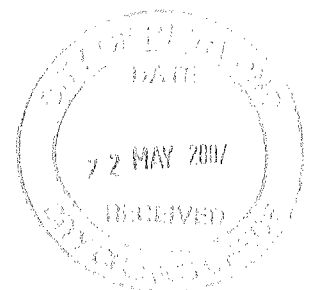
Thank you for counting my absolute for the above mention amendment.

Yours truly,

✓ 

✓ Name: Warren Kong

✓ Address: #3 - 8540 Cook Road  
Richmond. B.C V6Y 1V7





**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

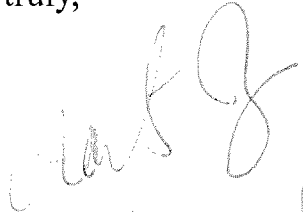
Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,

Name:

Address:

  
MARTA NG  
#3-8540 COOK ROAD  
RICHMOND B.C. V6Y 1V7



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Justin Chen

Address:

22240 GARRATT DR.  
RICHMOND B.C. V6V 4P6



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: LEE I. FEI

Address:

2118 - 12811 ROWAN PLACE  
RICHMOND B.C. V6V 2S6



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: LEE - MEI

Address:

22240 GARRATT DR.  
RICHMOND B.C. V6V 2P6



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Li-Mei, Hsieh

Address: 7340 Barkerville Crt.  
Richmond, B.C  
V7A 1K9



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Burl Lu

Address: 7340 Barkerville Crl.  
Richmond. B.C  
V7A 1K9



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

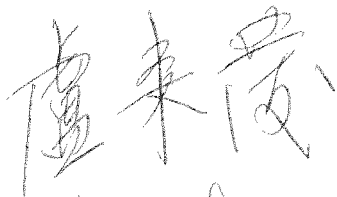
I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Lai-fa, Lu

Address: 7340 Barkerville Crt.  
Richmond. B.C  
V7A 1K9



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name: Dennis Chuang

Address: 9628 Woodward Place  
Richmond, B C





**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west coast of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,

འཇམ་དབྱངས་ལྷ་མོ་

Name:

Address:

9611 WOOD WARDS PL.  
RICHMOND. V7E 1H5



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

Yours truly,

Name:

Address:

Yichun Li (Yichun Liu)

11140 MCKENZIE RD

RMD VTA154



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia


I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

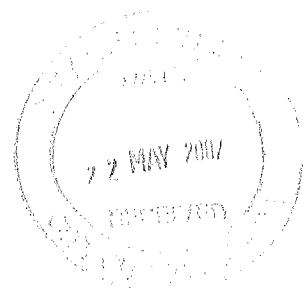
Thank you for counting my absolute for the above mention amendment.

Yours truly,

  
Name: Eugenia da Luz Felgar

Address: 2255 McLennan Ave.

Richmond, BC, V6X 1N6



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

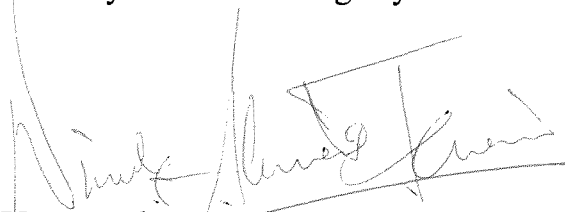
I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.

  
Yours truly,

Name: Nicole Almeida Ferreira  
Address: 2255 McLennan Ave.  
Richmond, BC, V6X 1N6



**May 16, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

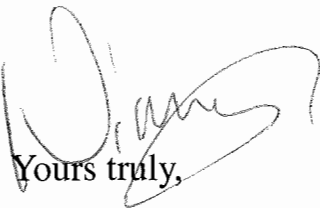
I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond

Thank you for counting my absolute for the above mention amendment.



Yours truly,

Name: Winnie Luk

Address: 8740 Wheeler Road

Richmond, BC, V6Y 2M5



**May 18, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia

I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond.

Thank you for counting my absolute for the above mention amendment.

Yours truly,



Name:

Sheryl Chan

Address:

#28-18920 Jack Bell Dr. Pmd. B.C., V6V 2V9



**May 18, 2007**

**Mr. Kevin Eng,**

**P & D Department, City of Richmond, British Columbia**

Dear Sir,

I, the undersigned one, is a citizen of Canada and the resident of Richmond, British Columbia


I write to give my hand to agree the

- 1) OCP amendment by law 8221
- 2) Zoning amendment by law 8222 REZ 04-279819

Congenial atmosphere usually prevail at religious gathering and to my knowledge this monastery will be first Tibetan style temple at west cost of Canada which surely be one of the landmarks of Richmond.

Thank you for counting my absolute for the above mention amendment.

Yours truly,

  
Name:

Address: #28, Jack Bell Dr, Richmond B.C. V6V 2V9







## ATTACHMENT 1

event (Annual teaching seminar) is expected to exceed off-street parking number provided on site by 30 stalls. As a result, the transportation consultant has recommended the following:

- Overflow parking (on-street) can be accommodated during limited times along No. 5 Road and Blundell Road. Time restrictions vary depending on the portion of the street.
- Encourage transportation demand measures (i.e., carpooling and shuttle service).
- Arrangements with adjacent or nearby properties to allow for overflow parking to be accommodated during the peak events. As an initial step, a letter submitted from the Dharma Drum Mountain Buddhist Association (8240 No. 5 Road) has been submitted granting permission to staff and members of the Thrangu Monastery during the identified peak events for use of 18 off-street parking stalls (refer to **Attachment 9** for a copy of the traffic study and letter). These parking stalls are located approximately 100 m (328 ft.) from the subject site.
- Arrange for remote off-street parking if parking is not available for nearby properties and arrange for shuttle service to and from the site during the event.
- Implement a ticketing system to the event in order to forecast and control attendance as it relates to available on and off-site parking.
- Implement a traffic management plan during peak traffic events to coordinate directional/informational signage, personnel to direct traffic and inform participants, prior to the event, of the parking arrangements.

The City's Transportation Division has reviewed report and recommendations prepared to examine traffic and parking during peak period events and concurs with the findings and recommendations. The total number of on-site parking provided (65 Stalls) complies with off-street requirements based on assembly uses and regular daily usage expected for this type of facility.

#### Forthcoming Development Variance Permit Application

Through the processing of the rezoning application and review of site and building elevation drawings, a number of variances were identified by the applicant in regards to the following:

- Increase the maximum building height from 12 m (39.37 ft.) to 21.48 m (70.46 ft.) for portions of the 3<sup>rd</sup> and 4<sup>th</sup> storey containing architectural features (shrine hall roof) associated with the monastery. The following are examples of height variances approved for other assembly buildings located along No. 5 Road:
  - India Cultural Centre (8600 No. 5 Road): Height variance to 17.5 m (57.37 ft.) for portions of the "onion" dome.
  - Shia Muslim Centre (8580 No. 5 Road): Height variance to 20.1 m (66 ft.) for minarets and 15.4 m (51 ft.) for the architectural dome.
  - Lingyen Mountain Temple phase 1&2 (10060 No. 5 Road): Height of 23 m (75 ft.) for the main temple hall.
- Decrease the side yard setbacks along the north and south edge from 7.5 m (24.6 ft.) to 7.31 m (24 ft.) for small building projections associated with exit corridors.
- Decrease the minimum manoeuvring-aisle width for access to parking spaces from 7.5 m (24.6 ft.) to 6.71 m (22 ft.).
- Decrease the off-street parking setback from 1.5m (4.9 ft) to 0.9 m (3 ft.) along the north and south property line.



**MATTHEW CHENG  
ARCHITECT INC.**

1000 WEST 10TH AVENUE, SUITE 100  
VANCOUVER, BC V6H 1T1  
TEL: 604-681-1111 FAX: 604-681-1112  
WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

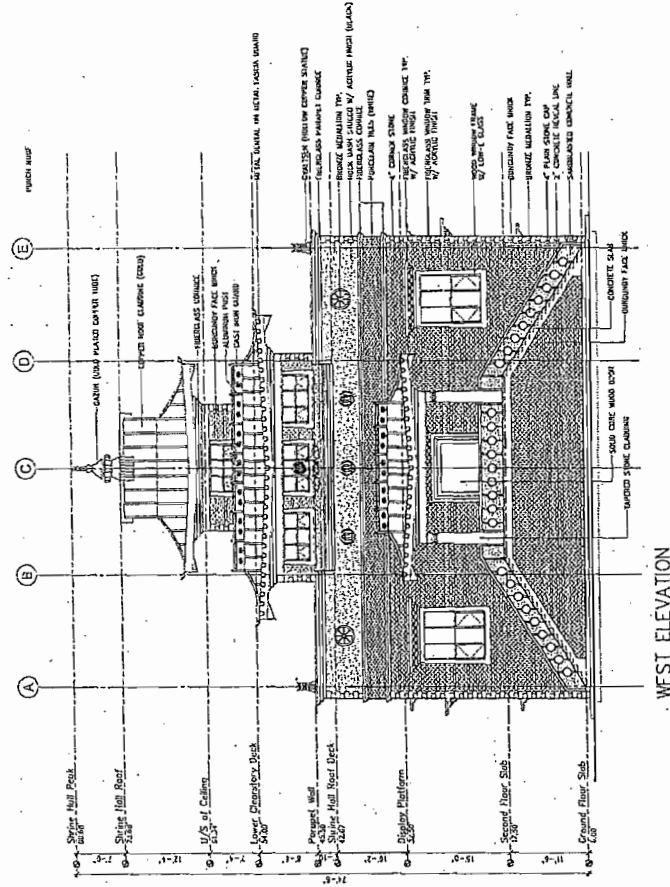
DATE: 08/01/2014  
BY: J. CHENG  
CHECKED BY: J. CHENG  
APPROVED BY: J. CHENG  
PROJECT: THUVANGU MONASTERY  
LOCATION: 8140 NO. 5 ROAD  
RICHMOND, B.C.

Drawn By: J. CHENG

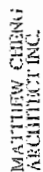
THUVANGU MONASTERY  
8140 NO. 5 ROAD  
RICHMOND, B.C.

Scale: 1/8" = 1'-0"  
Project: Thuvangu Monastery  
Drawing Title: WEST ELEVATION (No. 5 Road)  
Drawing No.: D3.1  
Date: 08/01/2014  
By: J. CHENG  
Check: J. CHENG  
Appr: J. CHENG

12 m (39 Ft.)  
Height Limit  
in ASY District



40710/1002  
 40710/1002  
 40710/1002



THESE RESEARCHERS FOUND THAT THE LOCAL LAW ENFORCEMENT AGENCIES IN FLORIDA ARE NOT EFFECTUALLY ADDRESSING THE PROBLEM OF CHILD ABUSE. THE RESEARCHERS CONDUCTED A SURVEY OF 100 LAW ENFORCEMENT AGENCIES IN FLORIDA. THE SURVEY REVEALED THAT ONLY 10% OF THE AGENCIES HAVE A DEDICATED CHILD ABUSE INVESTIGATOR. THE RESEARCHERS CONCLUDED THAT THE FLORIDA LEGISLATURE SHOULD PASS A BILL TO REQUIRE EVERY LAW ENFORCEMENT AGENCY TO HAVE A DEDICATED CHILD ABUSE INVESTIGATOR.

[illegible]

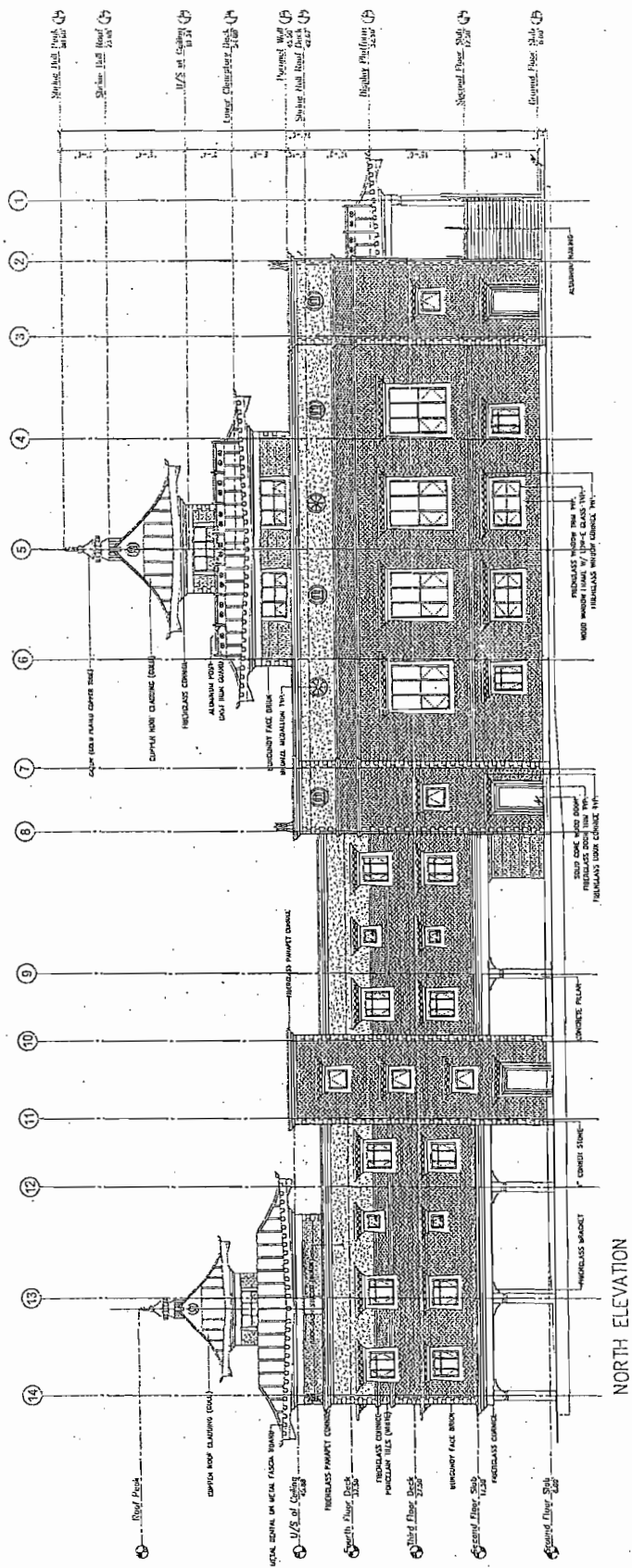
\_\_\_\_\_

\_\_\_\_\_

12 m (39 ft.)  
Height Limit  
in ASY District

THIRANGU MONASTERY  
3374D No. 5 ROAD  
RICHMOND, H.C.

# NON-ILL ELEVATION

[illegible]



City of Richmond

<b>To Public Hearing</b>	
Date:	May 22, 2007
Item #	9
Re:	Bylaw 8233

SCHEDULE 6 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007

**Notice of Public Hearing****Tuesday, May 22, 2007 – 7 pm**

Council Chambers, 1<sup>st</sup> Floor, Richmond City Hall  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Zoning Amendment Bylaw 8233 (RZ 05-308086)**

**Location/s:** 9091 & 9071 Williams Road

**Applicant/s:** Matthew Cheng Architect

**Purpose:** To rezone the subject properties from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse District (R2 – 0.6)" in order to permit development of a 9 unit townhouse project.

**City Contact:** Kevin Eng, 604-247-4626, Planning and Development Department

**How to obtain further information:**

- **By Phone:** If you have questions or concerns, please call the CITY CONTACT shown above.
- **On the City Website:** Public Hearing Agendas, including staff reports and the proposed bylaws, are available on the City Website at <http://www.richmond.ca/cityhall/council/agendas/hearings/2007.htm>
- **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material, are also available for inspection at the Planning and Development Department at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing May 11, 2007 and ending May 22, 2007, or upon the conclusion of the hearing.
- **By FAX or Mail:** Staff reports and the proposed bylaws may also be obtained by FAX or by standard mail, by calling 604-276-4007 between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing May 11, 2007 and ending May 22, 2007.

**Participating in the Public Hearing process:**

The Public Hearing is open to all members of the public. If you believe that you are affected by the proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may send your written comments to the City Clerk's Office by 4 pm on the date of the Public Hearing as follows:

- **By E-mail:** using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm>
- **By Standard Mail:** 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office
- **By Fax:** 604-278-5139, Attention: Director, City Clerk's Office

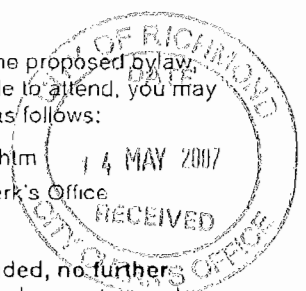
All submissions will form part of the record of the hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council. It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

David Weber  
Director, City Clerk's Office

DIRECTOR  
CITY CLERK'S OFFICE

1 OBJECTION ON THE ABOVE REZONING.

QUE  
10251 ARAGON RD  
RICHMOND, B.C.



**SCHEDULE 7 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007**

<b>To Public Hearing</b>	
Date:	May 22, 2007
Item #	9
Re:	Bylaw 8233 May 21, 2007

		INT
	DW	
	GJ	25
	KY	
	DB	
	WB	

To: Director, City Clerk's Office, City of Richmond

Fax: 604 278-5139

The following comments are submitted to the Public Hearing scheduled for May 22, 2007.

Re: Zoning Amendment Bylaw 8233 (RZ 05-308086)

Location: 9091 & 9071 Williams Road

By: Anna Pietraszek, resident owner of 9111 Williams Road, Richmond, BC

I have owned the property at 9111 Williams Road for 54 years. I submit the following concerns regarding the rezoning application regarding the above identified properties:

8060-20-8233

**Increased Density**

The proposed townhouse development is out of character with the existing single family neighbourhood. As this proposed development is adjacent to my property, it will negatively affect my property values and my enjoyment of my property. The set back is distinctly different from existing properties in the area. All new construction projects along Williams Road between Number Three and Number Four Roads are single family homes. Many new homes have built in recent years, and quickly sold, indicating the desirability of single family homes in this neighbourhood.

**Traffic Hazard**

The proposed development is located between two schools and directly across from a community centre and park. The sidewalks in this area are heavily used by children accessing these facilities. The increased density will significantly increase the number of vehicles entering and exiting through the sidewalk on the north side of Williams Road. At present, there are no vehicles accessing 9091 and 9071 Williams through this sidewalk. Under current zoning, it would be expected that four resident's vehicles would access 9091 and 9071 Williams through two driveways.

Under the proposed townhouse development, it is expected that 18 resident's vehicles would access 9091 and 9071 Williams Road through one driveway.

**Drainage**

There has been no flooding of my property for the last 54 years. I am concerned that the large footprint of the proposed development, combined with the raised grade of the development will create drainage problems affecting my property. I am interested in comments from the City of Richmond engineering and legal departments regarding this potential problem.

**Conflict with Richmond's Vision Statement**

The proposed townhouse development will reduce the appeal of the surrounding neighbourhood as well as the livability for neighbours. It is anticipated that the proposed development will be surrounded by a tall fence, creating separation and division with the neighbourhood, rather than a sense of community.

**Conflict with Richmond's Official Community Plan**

The OCP strategy indicates that growth is to be concentrated in the city centre, and that the single-family character of neighbourhoods will be retained. This rezoning application is not supported by the OCP strategy.

Respectfully submitted,

Anna Pietraszek

Please direct any questions or comments to my daughter, Christine Pietraszek, at 604 733-2124.



To Public Hearing
Date: May 22, 2007
Item # 9 x 10
Re: Bylaws 8233 & 8234

**MayorandCouncillors****From:** Webgraphics [webgraphics@richmond.ca]**Sent:** Tuesday, 22 May 2007 11:35 AM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #134)

8060-20-8233

8060-20-8212

SCHEDULE 8 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007

## Send a Submission Online (response #134)

## 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:	2007-05-22 11:35:08 AM

## Survey Response

Your Name:	Lynda Murdoch
Your Address:	
Subject Property Address OR Bylaw Number:	8233 and 8234
Comments:	<p>I am writing to object to the proposed rezoning of 9091, 9071, 8391 and 8411 Williams Road. The proposed rezonings will result in the construction of 19 townhouses in the place of 4 homes. Williams Road has already been extensively rezoned. Most of the larger lots have been divided into two lots, with the resulting increase in population and traffic. Whiteside Elementary, in whose catchment the bylaw 8233 homes would be, is already using portables. It is also our local French Immersion School and, as you know, the school board recently had to go to a lottery system because the number of students wanting French Immersion exceeds the number of available spots. The properties under bylaw 8234 are within Bridge Elementary's catchment, which is the other relatively close school that offers French Immersion. By increasing the density so much in our neighbourhood, you are overcrowding our parks, streets and schools. We bought in this area because it was a quiet area of homes. We do not want it redeveloped into a</p>



maze of townhomes like those that exist in other parts of Richmond. Thank you.



**MayorandCouncillors**

<b>To Public Hearing</b>
Date: <u>May 22, 2007</u>
Item # <u>10</u>
Re: <u>Bylaw 8234</u>

8060-20-8234

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Tuesday, 22 May 2007 12:58 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #133)

SCHEDULE 9 TO THE MINUTES OF  
 THE REGULAR MEETING OF  
 COUNCIL FOR PUBLIC HEARINGS  
 HELD ON MONDAY, MAY 22, 2007

## Send a Submission Online (response #133)

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	2007-05-22 12:57:31 AM

## Survey Response

Your Name:	Cassy Wittermann
Your Address:	8711 Pigott Rd
Subject Property Address OR Bylaw Number:	8391 & 8411 Williams Rd
Comments:	I am objecting to the proposed rezoning. As a resident of this neighbourhood, I am gravely concerned of all the negative impact this development would cause: - deflation on surround property values - aesthetic impact and intrusion of a 3 story building - increase in crime due to increased density of dwelling - traffic impacts / pedestrian safety - parking overspill into surrounding streets - potential overcrowding of McRoberts School



**MayorandCouncillors****From:** Webgraphics [webgraphics@richmond.ca]**Sent:** Monday, 21 May 2007 1:35 PM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #131)

<b>To Public Hearing</b>	
Date:	May 22, 2007
Item #	10
Re:	Bylaw 8234

8060-20-8234

SCHEDULE 10 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007

**Send a Submission Online (response #131)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;PageMode=Hybrid</a>
Submission Time/Date:	2007-05-21 1:33:44 PM

**Survey Response**

Your Name:	Richard M Anderson / Wendy G Anderson
Your Address:	8400 Pigott Road, Richmond BC V7A 2C4
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8234 (RZ 04-287969)
Comments:	<p>To fit 10 units into the proposed site, the buildings will be high and situated very close to the property lines. This will create serious problems for owners of adjacent properties, including mine. (1) The PRIVACY of our back yards will be severely compromised. (2) The buildings will block the sun and cast shadow into our yards. (3) The buildings will form a high wall by our properties that will make our space feel confined and claustrophobic. (4) Putting 10 homes into the space of 2 will also increase the noise level significantly. (5) Likewise, traffic will be increased in an area where it is already difficult to cross the road. (6) Our property values will decrease with such a development adjacent. We purchased our home over twenty years ago on the premise that we were in a single family area, with large properties and quiet private space. We enjoy the sun and the open feeling of our yards. Many of the older homes in the area are being replaced with new, but the character of the neighbourhood is being largely maintained. Why should the enjoyment</p>



and value of our property be diminished to provide a developer with money? The developer changes our neighbourhood forever and he disappears with his money and we are left with the consequences. It is not like we made a mistake and bought a home in an area already zoned for other uses. Please respect our rights and do not re-zone this property. Respectfully, Richard & Wendy Anderson

To Public Hearing  
Date: May 22, 2007  
Item # 11  
Re: Bylaw 8212

SCHEDULE 11 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007

[illegible]

My phone number is -- 604 -- 278 – 8333 / fax 604 – 278 – 8333.

8060-20-8212

# 1 – At some point in the future my property 8980 River Drive and my Neighbour's properties will obviously be redeveloped. It would appear to me at this time that whatever rezoning is arrived at for (8840 River Road ) the subject property in this rezoning application, should be also be made available for the properties at 8980 / 8960 & 8940 River Drive as well as the two properties at 8900 & 8980 River Road. Failing this I cannot support any rezoning of the property at 8840 River Road.

Dust emitted from construction site

I expect a huge amount of general dust as well as concrete dust, will be



continuously blown eastward from this construction site, covering parked vehicles with layers of dust and coming into the interior building work spaces in our area. When the “ River Rock “ complex was being built it was a continuous problem that was brought to the contractors attention on several occasions, without any positive results. I expect that the same disregard of this annoying problem will again occur.

If the rezoning is approved this dust situation should be addressed.

### # 3 – PARKING

This is a huge problem in this area currently and will be aggravated during the construction phase of the proposed parkade and new hotel.

Parking should be addressed before any rezoning is completed.

The proposed parking arrangements in the new facility outlines, the spaces allotted for the use of Canada Line / Casino & new hotel. However there is no break down as to how “River Rock” will use their spaces ie. That is free parking spaces for casino customers / spaces for hotel & casino employees and how many spaces will be reserved for River Rock Theater patrons and how many spaces will be reserved for the paid for “ Valet “ parking operation.

### # 4 – Undeveloped currently zoned parkade property

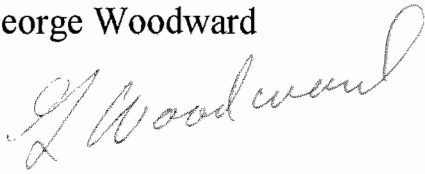
The property at the east end of the current “River Rock” development

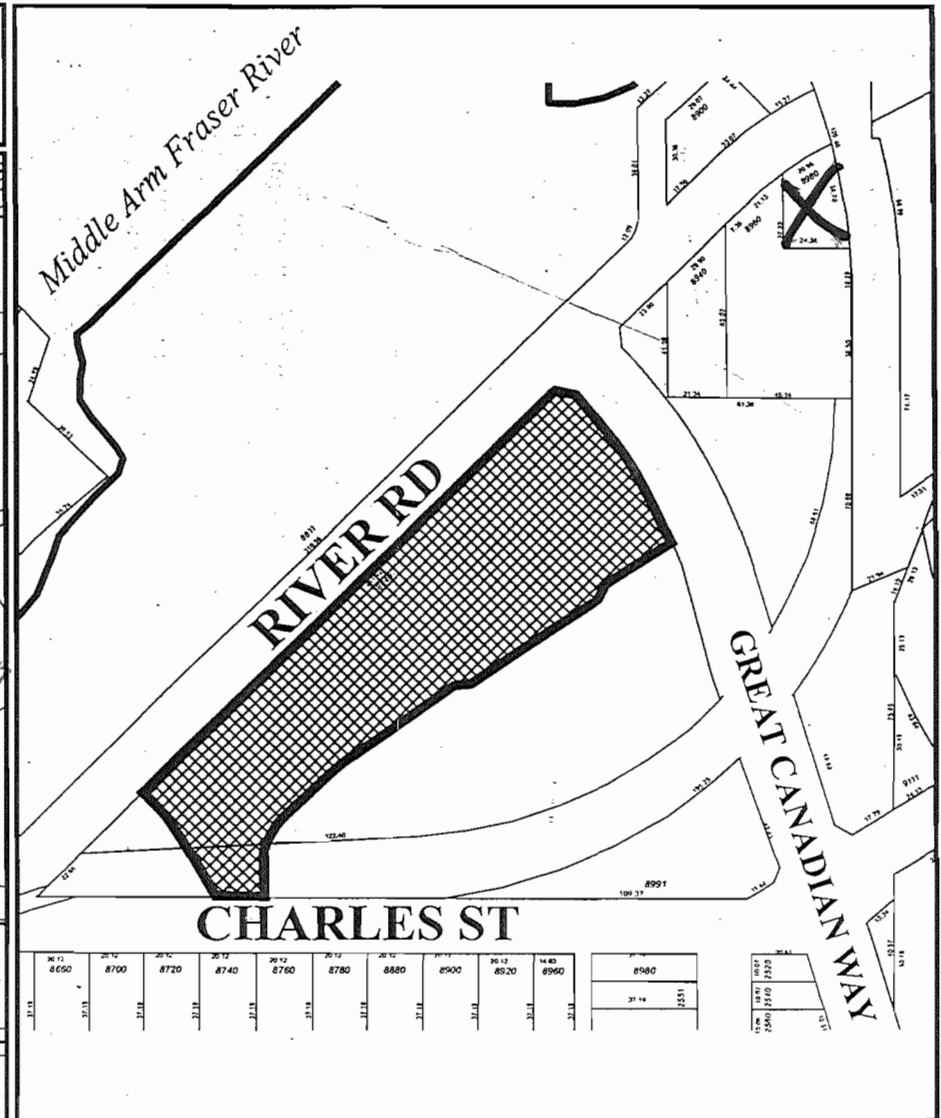
was previously zoned for a 4 floor parkade, which has not been developed to date. If this rezoning for 8840 River Road proceeds, the approval for the previously approved parkade on the north side of River Road at the east end of the River Rock complex should be cancelled and the property remain with only ground level improvements.

This rezoning will lead to a huge building in terms of height. and general impact on our area. I hope that the other immediate neighborhood properties will be considered favourably in the future for the same type zoning and height of buildings on those respective properties.

Your Sincerely,

George Woodward

A handwritten signature in cursive script, appearing to read "G Woodward", written in dark ink.



RZ 07-359525

Original Date: 01/29/07

Revision Date: 04/17/07

Note: Dimensions are in METRES

SCHEDULE 12 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007

<b>To Public Hearing</b>	
Date:	May 22, 2007
Item #	13
Re:	Bylaw 8229

ATTENTION: Director, City Clerk's Office

Public Hearing, bylaw 8229

Zoning amendment--Disagree

From:

King of karaoke

Owner: Jack Bu

Tel: 604-2440106

#110- 4160 No.3 Road. RMD

May 12<sup>th</sup> 2007





### Rezoning affection

I am the owner of king of karaoke. Address is 4160 no.3 rd, unit #110-130. I will get lots affection by rezoning the property 4000 no.3 rd, which from "automobile-oriented commercial (c6)" to "Comprehensive development (cd/183)". They will development of an 8 storey addition to existing Aberdeen center consisting of retail space, and approximately 150 room hotel and associated parking.

Before, it is ground shopping mall in front of my business. My business and logo are visible from both No.3 road and Cambie road. Right now, Canada ling is under construction. It's already affecting my business. Sooner, the line will be block front of my business. If rezoning approved, the new 8 storey building will totally block my business from intersection. Business and logo will become invisible. My business will sit back in the deep well. And it will be dead for sure.

I am running business to make my live. Canada line is already block business but I support it, because it's good for the future, But if the 8 storey building is approved. My Business will lose only last hope. I hope they can have a plan to fix the problem, otherwise I strongly disagree the zoning amendment.

Owner: Jack, Bu

Tel: 604-2440106

King of karaoke

May 12<sup>th</sup> 2007



**RICHMOND  
CHAMBER  
of  
COMMERCE**

**SCHEDULE 13 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007**

May 22, 2007

Mayor Brodie & Council  
City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

To Public Hearing	
Date:	May 22, 2007
Item #	12
Re:	Bylaw 8229

*Serving the Community  
Since 1925*

		INT
	DW	
✓	GJ	gt
	KY	
	DB	
	WB	

P060-20-8229

Dear Mayor & Council;

**RE: EXPANSION OF ABERDEEN CENTRE**

We are writing to you on behalf of Fairchild Developments regarding the proposed expansion of Aberdeen Centre and the development of a hotel on the Aberdeen Station Lands.

With the construction of the Canada Line and the development of the Oval for the 2010 Winter Olympics, there is no doubt that Richmond will continue to grow and that our business sectors will benefit from that growth. Richmond will continue to be a destination for both international business travellers and leisure tourism markets.

Therefore, there will be a need for further development to meet the increased demand for shopping and for accommodation from overnight visitors. As a result, The Richmond Chamber of Commerce supports Fairchild's proposed development project which includes the expansion of Aberdeen Centre and the addition of more hotel rooms.

We wish Fairchild Developments the best of success with the proposed project.

Regards,

**RICHMOND CHAMBER OF COMMERCE**

per:

*B. Tinson*

Barbara Tinson  
Chair



**Richmond Chamber of Commerce  
101 S.T. 5811 Cooney Road, Richmond, BC V6X 3M1  
Phone: (604) 278-2822 Fax: (604) 278-2972**

SCHEDULE 14 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007

Item #12



May 22, 2007

Via email

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

Attention: George Duncan

Dear George:

**Re: Application by Fairchild Developments Ltd. for Rezoning at 4000 No. 3 Road**

I write in connection with the above referenced rezoning.

Following a public advertisement for sale, Fairchild Development Ltd. was the successful purchaser from Canada Line Rapid Transit Inc. of a piece of property on the south east corner of No. 3 Road and Cambie Road, adjacent to the Canada Line station that is currently under construction.

Since that time, Fairchild Developments Ltd. has worked closely with Canada Line Rapid Transit Inc. and with our Concessionaire, InTransitBC in the design of a development adjacent and over the Canada Line guideway. These discussions have been productive and the proposed development compliments Canada Line.

Canada Line Rapid Transit Inc. supports transit oriented developments because they are esthetically pleasing, and increase ridership.

Transit oriented development is part of CLCO's strategic objective and will compliment the significant transportation investment and the City's vision for No. 3 Road streetscape improvements.

Yours truly,

Mario Pavlakovic  
Manager Properties, CLCO

c: D. Leung, Fairchild Development



Serving the Community  
Since 1925

May 22, 2007

Mayor Brodie & Council  
City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Dear Mayor & Council;

**RE: EXPANSION OF ABERDEEN CENTRE**

We are writing to you on behalf of Fairchild Developments regarding the proposed expansion of Aberdeen Centre and the development of a hotel on the Aberdeen Station Lands.

With the construction of the Canada Line and the development of the Oval for the 2010 Winter Olympics, there is no doubt that Richmond will continue to grow and that our business sectors will benefit from that growth. Richmond will continue to be a destination for both international business travellers and leisure tourism markets.

Therefore, there will be a need for further development to meet the increased demand for shopping and for accommodation from overnight visitors. As a result, The Richmond Chamber of Commerce supports Fairchild's proposed development project which includes the expansion of Aberdeen Centre and the addition of more hotel rooms.

We wish Fairchild Developments the best of success with the proposed project.

Regards,

**RICHMOND CHAMBER OF COMMERCE**

per:

Barbara Tinson  
Chair

Richmond Chamber of Commerce  
101 S.T. 5811 Cooney Road, Richmond, BC V6X 3M1  
Phone: (604) 278-2822 Fax: (604) 278-2972



**cc: Councillors'**

Councillor Linda Barnes

Councillor Cynthia Chen

Councillor Derek Dang

Councillor Evelina Halsey-Brandt

Councillor Sue Halsey-Brandt

Councillor Rob Howard

Councillor Bill McNulty

Councillor Harold Steves

Richmond Chamber of Commerce

101 S.T. 5811 Cooney Road, Richmond, BC V6X 3M1

Phone: (604) 278-2822 Fax: (604) 278-2972



**Honorary Patron :** The Honourable Iona V. Campagnolo, P.C., C.M., O.B.C., Lieutenant-Governor of B.C.  
**Patrons :** The Honourable David C. Lam, C.V.O., C.M., K.St.J., LL. D.H.L., D.Mil. Sc., D.H.  
 Mr. Daniel T.T. Chan, B.Sc.

S.U.C.C.E.S.S.  
 S.U.C.C.E.S.S. Multi-Level Care Society  
 www.success.bc.ca

May 17, 2007

Mayor Malcolm Brodie & City Councilors  
 City of Richmond  
 6911 No. 3 Road  
 Richmond, B.C.  
 V6Y 2C1

Dear Mayor Brodie and City Councilors:

## Re: Support Letter for the Proposed Expansion of Aberdeen Centre and Hotel Development

Recently we were requested by Fairchild Developments Ltd. to write a letter to the City of Richmond in support of the proposed rezoning for the expansion plan of Aberdeen Centre and hotel development on No. 3 Road.

We feel comfortable to write this letter with pleasure as the proposed project would surely be beneficial to the community. The Aberdeen Centre has been actively involved in charitable activities organized by S.U.C.C.E.S.S. and other non-profit organizations. Throughout the years, the Aberdeen Centre has provided S.U.C.C.E.S.S. complimentary use of the venue to promote our programs, services and fundraising events, such as the Annual Fundraising Gala and the Walk With The Dragon.

We believe the proposed expansion of Aberdeen Centre would allow it to broaden its scope to reach out to a growing and diversified community, while also providing us a suitable and vital venue to reach out to those in need in the community. The development of the hotel component adjacent to the new Aberdeen Centre will help the city to cope with the increasing demand from the overnight visitors visiting the Lower Mainland, especially during the 2010 Winter Olympics.

We all look forward to seeing a successful expansion of the Aberdeen Centre and hope that the City of Richmond will expedite the approval process for Fairchild's hotel development so that we will have a well-established complex for all before year 2010.

Yours sincerely,

Tung Chan  
 CEO, S.U.C.C.E.S.S.

c.c. Danny Leung, Fairchild Developments Ltd.



○ **Social Service Centre**  
**Dr. Dorothy Lam Building (Head Office)**  
 28 West Pender St., Vancouver, B.C. V6B 1R6  
 Tel: 604-684-1628 Fax: 604-408-7236

○ **Simon K.Y. Lee Seniors Care Home**  
 555 Carrall St., Vancouver, B.C. V6B 2J8  
 Tel: 604-608-8800 Fax: 604-408-6728

○ **S.U.C.C.E.S.S. Training Institute**  
 #118-5021 Kingsway, 8th Fl., B.C. V5H 4A5  
 Tel: 604-438-2100 Fax: 604-438-9100

○ **Fraser Service Centre**  
 5834 Fraser Street, Vancouver, B.C. V5W 2Z5  
 Tel: 604-324-1900 Fax: 604-324-2536

○ **Granville Service Centre**  
 #203-8268 Granville St., Van., B.C. V6P 4Z4  
 Tel: 604-323-0901 Fax: 604-323-0902

○ **Business Development Centre**  
 #200-1755 West Broadway, Van., B.C. V6J 4S4  
 Tel: 604-732-3278 Fax: 604-732-9818

○ **Keefer Career Resource Centre**  
 #218-181 Keefer Place, Van., B.C. V6B 6C1  
 Tel: 604-684-1681 Fax: 604-608-1689

○ **Richmond Service Centre**  
 #220-Caring Place  
 7000 Minoru Blvd., Richmond, B.C. V6Y 3Z5  
 Tel: 604-279-7180 Fax: 604-279-7188

○ **C.A.N.N. Office**  
 28 West Pender St., Vancouver, B.C. V6B 1R6  
 Tel: 604-270-0077 Fax: 604-270-6008

○ **Burnaby-Coquitlam Service Centre**  
 435B North Rd., Coquitlam, B.C. V3K 3V9  
 Tel: 604-936-5900 Fax: 604-936-7280

○ **Tri-City Service Centre**  
 #2058 Henderson Place  
 1163 Pinetree Way, Coquitlam, B.C. V3B 8A9  
 Tel: 604-468-6000 Fax: 604-464-6830

○ **Surrey Service Centre**  
 #206-10090 152nd St., Surrey, B.C. V3R 8X8  
 Tel: 604-588-6869 Fax: 604-588-6823

## Revised Rezoning Considerations Concurrence RZ 06-355420

**Prior to final adoption of Zoning Amendment Bylaw 8229, the developer is required to complete the following:**

1. Registration of an Aircraft Noise Sensitive Use Covenant on title .
2. Registration of a Flood Indemnity Covenant on title .
3. Registration of legal agreements to the satisfaction of the Director of Transportation for the proposed off-site parking located at the existing Aberdeen Mall at 4151 Hazelbridge Way for users of the mall expansion and the proposed hotel.
4. Registration of legal agreements to the satisfaction of the Director of Transportation to limit the use of the proposed parkade on the subject site (4000 No. 3 Road) to non-transient use only and to include signage for the parkade to clearly indicate that the parkade is for employees and valet hotel parking only, and that all visitors to the mall and hotel are redirected to the existing Aberdeen Mall parkade.
5. Registration of legal agreements to the satisfaction of the Director of Transportation for the cross-access between the parkades of the two buildings on Level 4 (roof deck level).
6. The developer is required to enter into a Servicing Agreement\*, in addition to the Servicing Agreement for frontage work along No. 3 Road and Cambie Road, to the satisfaction of the Director of Engineering, for the relocation of sanitary sewer serving 4151 Hazelbridge Way. (Note: The existing sanitary sewer system which services the condos, runs east/west through this development site under the proposed development, at approximately 63 or 64m south of Cambie Road. It will need to be relocated PRIOR to the commencement of any preload. This process is addressed under its own separate Servicing Agreement because the construction of these works will precede the balance of the off site requirements, by a significantly time frame).
7. Registration of legal agreements to provide the required rights-of-way for utility services, if required, as determined by City Engineering Department and the Director of Engineering.
8. Registration of legal agreements to the satisfaction of the Director of Development and the Director of Engineering to design, construct and secure Public-Rights-of-Passage along No. 3 Road frontage (public plaza) and assumption of liabilities.
9. Registration of legal agreements on title, , for cross-access from the new addition at the subject site (4000 No. 3 Road) to the existing Aberdeen Mall at 4151 Hazelbridge Way and the Residence at 8060 Cambie Road to allow free pedestrian movement to and from the exiting mall through the designated corridor on Level 2.
10. Registration of legal agreements on title of 4151 Hazelbridge Way to allow encroachment of a portion of the proposed building on the subject site (4000 No. 3 Road) to encroach onto 4151 Hazelbridge Way.
11. The City's acceptance of the developer's offer to provide a voluntary payment to the City identified Water, Storm and Sanitary Sewer upgrades, totalling \$515,442.07. *(If the Building Permit is issued after the new Development Cost Charges (DCCs) come into place in July, 2007, then the developer will pay the new DCCs instead of this voluntary contribution.)*
12. The submission and processing of a Development Permit\* to a level where the application can be referred to the Development Permit Panel for consideration by the Director of Development that addresses the following Development Permit requirements.

## **Preliminary Development Permit Requirements\*\*:**

Clarification of the following provisions:

- Provision for future transformer location for CLCo;
  - Provision for parking stalls for CLCo's maintenance vehicles;
  - Integrated glazing on the Aberdeen Station façade; and
  - The status of sky bridge link from the north bound Canada Line platform to 4020 and 4060 No. 3 Road and the location of remote YVR airport check-in. If the sky bridge is permitted by CLCo/InTransit BC, then the developer is to provide evidence of legal agreements securing public access thereto.
  - On-site bicycle parking and facilities in accordance with the Richmond Official Community Plan (OCP) Development Permit guidelines.
1. Design development to address Advisory Design Panel comments outlined in the February 21, 2007 minutes.
  2. Applicant is to address comments from February 21, 2007 Advisory Design Panel comments (**Attachment 5**) as part of Development Permit submission. Additional urban design comments will be provided as part of the Development Permit application review.
  3. Provide grade elevation information related to geodetic datum as provided by a land surveyor on the site plan and the elevation drawings.
  4. Clarify CPTED measures by addition notations and details where appropriate.
  5. Clarify universal accessibility measures.
  6. Clarify metric setback dimensions comply with requirements outlined in Comprehensive Development District (CD/183).
  7. Consider provision of continuous pedestrian weather protection between Aberdeen Station and the proposed mall entrance on No. 3 Road.
  8. Design development to strengthen the streetscape interface on Cambie Road to incorporate treed boulevard, sidewalk and lay by into cross-sectional drawings.
  9. Provide detail design concept and provide proof of commitment to construct the Aberdeen Station transit plaza. Design and cost details to be addressed as part of the Servicing Agreement.
  10. Provide detailed landscape design and roof treatments including planting schemes, quantity, species, common names and sizes of plant material, as well as details of any landscape structures such as trellis, arbours, fences and gates. A minimum of two (2) replacement trees of 7 cm calliper (minimum) will be required along Cambie Road to replace the tree to be removed to accommodate the "kiss-and-ride" lay by.
  11. Developer to work with City's Public Art Planner on the voluntary Public Art contribution on this site.
  12. Additional issues/requirements as determined by the Director of Development as a result of the Development Permit process.



**Prior to the issuance of a Building Permit:**

1. The developer to enter into a Servicing Agreement\* (separate from the sanitary sewer relocation) for the design and construction of off-site work including, but not limited to:
  - frontage work from behind the curb to the building façade including the plaza along the No. 3 Road, to the satisfaction of the Director of Development, Director of Engineering and Director of Transportation; and
  - the frontage improvement along Cambie Road including a narrow urban median, to restrict left turn from Cambie Road to and from the proposed parkade driveway, designed to the satisfaction of the Director of Transportation.
2. Submission of a construction parking and traffic management plan to the satisfaction of the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulations Section 01570. See <http://www.richmond.ca/services/ttp/special.htm> for details.
3. Any other Building Permit requirements as determined by the Director of Building Approvals.

**Transportation Demand Management (TDM) Measure after Occupancy of the shopping mall:**

- the developer will provide up to \$100,000 for the purchase of 2-zone faresavers tickets for use by both employees and customers.

**General Notes:**

1. \* This requires a separate application.
2. Notwithstanding the foregoing, legal agreements must be secured to the satisfaction of the City Solicitor and, where deemed necessary by the City Solicitor, must be fully registered in the Land Title Office prior to issuance of the rezoning or applicable permit.

[Signed Original on file]

Signed \_\_\_\_\_

Date \_\_\_\_\_



# Memorandum

<b>To Public Hearing</b>
Date: <u>May 22, 2007</u>
Item # <u>13</u>
Re: <u>Bylaw 7882</u>

Note: This report will be considered by the School Board at their meeting scheduled for May 22, 2007.

**Date :** May 17, 2007

**To:** The Board of School Trustees (Richmond)

**From:** K.L. Morris, Secretary Treasurer

**Subject:** Official Community Amendment Bylaw 7882

**Recommendation:**

WHEREAS the Board of School Trustees (Richmond previously received information from the City of Richmond regarding extensive densification of the north end of the City Centre (RZ 03-254977 and RZ 04-275910);

AND WHEREAS one specific major development in the area bounded by Capstan, Number Three Road, Sea Island Way and Sexsmith Road was initially expected to see approximately 1,700 residential dwelling units;

AND WHEREAS the Board has previously advised the City of Richmond that the Board planned to accommodate the elementary school-age students at Talmey Elementary School initially through the use of portable classrooms and later through doubling the size of the school;

AND WHEREAS the City has now advised that Council has given first reading to an Amendment Bylaw that would see the number of dwelling units increase from 1,700 to over 2,100;

AND WHEREAS the Board advise the City of Richmond that Cambie Secondary School and Talmey Elementary schools are within the 4.8 kilometer walk-limits of the development;

AND WHEREAS Cambie Secondary School presently has an operating capacity of 1,000 and a core capacity to accommodate 1,500 students

AND WHEREAS south end of Cambie Secondary school has been pre-loaded for a 500 student addition to the school;

BE IT RESOLVED THAT, in the absence of any detailed demographic information that the City had previously committed to provide the Board in order to accurately determine the number of school-age children that might arise from such developments, the Board advise the City of Richmond of its intent to increase the operating capacity of Talmey Elementary School and Cambie Secondary School.

## Background

January 2001

Local Government Act changed such that it required the City of Richmond to consult with the Board for all changes to the Official Community Plan (OCP). In December 2005 City staff met with District staff to discuss these changes and agreed that changes to the OCP that would result in a potential increase of more than 50 school-aged children would be forwarded to the Board.

December 23, 2005

Letter dated RZ 03-254977 and RZ 04-275910 from the City regarding two pending applications for rezoning in the north end of Richmond's City Centre for consideration by the Board.

January 16, 2006

038/2006 THAT the Board of School Trustees respond to the City of Richmond's proposed city centre rezoning applications confirming that Talmey Elementary School could accommodate elementary school-aged children moving into the area; and further that the school district's capital plan may be impacted by such additional enrollment.

Carried

January 17, 2006

Letter to City (attached) advising of Board Resolution 038/2006 and advising that the **Board will be able respond to these changes to the OCP within 3 weeks of receipt of such changes.**

May 10, 2007

Letter and 85-page report received from the City Clerk on May 10<sup>th</sup>, 2007 advising of Official Community Amendment Bylaw 7882 which was given first reading by City Council on Tuesday May 8<sup>th</sup>, 2007. The bylaw amendment is for the same area as described, in part, in the City's letter of December 23, 2005.

The City had requested written responses by May 16, 2007 or within five working days.

In brief, Amendment Bylaw proposes to increase the number of residential dwelling units from 1,700 to over 2,100.

K.L. Morris

/gh

encls.



*Celebrating 100 years of Public Education in Richmond*



## City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1  
Telephone (604) 276-4000  
www.city.richmond.bc.ca

May 9, 2007  
File: Bylaw 7882

City Clerk's Office  
Telephone: (604) 276-4007  
Fax: (604) 278-5139

Richmond School District No. 38  
7811 Granville Avenue  
Richmond, BC V6Y 3E3

**Attention: Mr. Ken Morris**  
**Secretary-Treasurer**

Dear Mr. Morris:

**Re: Official Community Amendment Bylaw 7882**

Please find enclosed a copy of the above-noted Official Community Amendment Bylaw 7882 which was given first reading by City Council on Tuesday, May 8, 2007. This bylaw amendment is part of a land use application for property bounded by Sea Island Way, Sexsmith Road, Capstan Way and No. 3 Road. Also enclosed is a copy of the staff report dated April 19, 2007.

In accordance with the City Policy on Consultation during OCP Development, this bylaw is being referred to the Richmond School Board for comment and response by Tuesday, May 22, 2007. If possible, we would appreciate receiving your written response by May 16, 2007 so that we may provide a School Board submission in advance of the meeting as part of the published agenda.

If you have any questions or need additional information on the content of this bylaw, please contact Mr. Terry Crowe, Manager, Policy Planning at 604-276-4139 or Mr. Jean Lamontagne, Director of Development at 604-276-4138.

Yours truly,

David Weber  
Director, City Clerk's Office

DW:rms

Att.

pc: Director of Development  
Manager, Policy Planning

**RICHMOND**  
*Island City, by Nature*

**Mayor and Councillors****To Public Hearing**Date: May 22, 2007Item # 13Re: Bylaw 7882,  
7883, 8113 & 8117

From: on behalf of Mayor and Councillors  
 SCHEDULE 17 TO THE MINUTES OF  
 THE REGULAR MEETING OF  
 COUNCIL FOR PUBLIC HEARINGS  
 HELD ON MONDAY, MAY 22, 2007

Your Name:	Jose Gonzalez
Your Address:	8935 Cook Crescent
Subject Property Address OR Bylaw Number:	Official Community Plan Bylaw 7882 and Zoning Amendment Bylaws 7883, 8113 and 8117, and Related Byla
Comments:	<p>With respect, Mayor and Council: It is exciting to see a vibrant development proposed for the Capstan area along with the new Canada Line station. As a past Director of the City Centre Community Association and resident of City Centre, I support the concept of a significant mixed-use development but have great concerns about the impact of the proposed development. While the concept of mixed-use development in North City Centre is attractive, the proposal has significant shortcomings which are glossed-over in the report: 1) Park Space: The development provides a 1.4 acre park, ignoring the fact that page 11 of the staff report lists the greatly reduced park requirements for City Centre as 3.25 acres per 1000 residents. Therefore the park provision by this development of over 2100 units (or over 3000 residents) should be almost 10 acres. How many millions of taxpayer dollars will be required to provide over 8 more acres of parkland in City Centre for future residents? Why are Richmond taxpayers subsidizing this development instead of requiring the developer to provide parkland or cash in lieu? 2) Community Services: Attachment 8 of the staff report describes the "community facilities" of the development as providing only 25 childcare spaces. There is ZERO funding and no other specific commitment to the many community services that the 3000+ residents of the development will require. Does Council support having Richmond taxpayers fund all community services for these residents? Does Council realize the distance to the nearest Community Centre? What should residents do - take the Canada Line to South City Centre, which also has no Community Centre? What will it take for Council to start the multi-year planning process to establish the either of the Community Centres that have been in the</p>

Official Community Plan for over 15 years with zero activity by Council due to "other priorities"? 3) Safety: As North City Centre densifies, resident safety is a major concern. This is especially true along the Canada Line. There are no significant provisions in the staff report for ensuring safety of residents in the new development near the Canada Line. How does Council proposed to keep the neighborhood from becoming a crime haven with local residents as victims and easy access to the Canada Line for escapes? Thank you for considering my submission. Sincerely, Jose Gonzalez

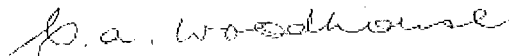




Several of the airport roads and bridges, including the Arthur Laing, were constructed by the Airport for airport users. Many of these are significantly congested by non airport traffic moving between Richmond and Vancouver. The Airport Authority is opposed to any new developments that will result in more non airport traffic on these access ways. We have already invested \$300 million in the Canada Line rapid transit project to address this situation. If the Capstan Village project results in an increase in traffic on Sea Island the Airport Authority will need to aggressively pursue new methods to protect airport roads and bridges for airport related traffic including considering all forms of transportation demand management.

If you have any questions regarding these comments please contact me at 604.276.6357.

Yours sincerely,

A handwritten signature in cursive script that reads "B. A. Woodhouse".

For:

Anne Murray

Vice-President

Community and Environmental Affairs

ACM;caw

To Public Hearing  
Date: May 22, 2007  
Item # 13  
Re: Bylaw 7882  
**Mem**

[illegible]

**File:**

## Purpose

8060-20-788

## Background

### Policy Requirements Met

Regarding the proposed Pinnacle OCP amendment, the City has met the requirements of the latest City Policy 5043 OCP Bylaw Preparation Consultation Policy which was prepared by the City and SB.

The City and SB staff have consulted many times regarding this proposal. On January 17, 2006, the SB formally acknowledged that it had been consulted and stated that it is prepared to address school needs [Attachment 1].

As the Pinnacle proposal was subsequently modified [this proposal], the City forwarded the proposal to the SB again, as a courtesy and to keep them informed.

Mr Morris' memo [**Attachment 2**] indicates, at the staff level, that the SB continues to be prepared to accommodate the Pinnacle development. It is anticipated that the SB will verify this. Due to the City – SB decision-making sequence, it is anticipated that the formal reply from the SB will be received shortly.

Regarding City demographic information, City staff will be forwarding preliminary data to SB staff data this week.

For clarification, please contact me at 4139.

Terry Crowe  
Manager, Policy Planning

TTC:ttc

Att. 1

pc: Joe Erceg, MCIP, General Manager, Planning and Development  
Jean Lamontagne, Director of Development  
Suzanne Carter-Huffman, Senior Planner/Urban Design



## School District No. 38 (Richmond) - Letter of Support



School District No. 38 (Richmond)  
7811 Granville Avenue, Richmond, BC V6Y 3E3

Tel: (604) 668-6000 Fax: (604) 668-6161

Office of the Secretary - Treasurer

January 17, 2006

Mr. David Weber  
City Clerk  
City of Richmond  
6911 No 3 Road  
Richmond, B.C.  
V6Y 2C1

Dear Mr. Weber:

In January of 2001 the Local Government Act changed such that the City of Richmond was required to consult with the Board of School Trustees (Richmond) for all changes to the Official Community Plan (OCP). In December 2005 representatives from the City of Richmond's Planning Department met with myself regarding changes to the OCP that would result in an increase in the number of school-aged children. We agreed that changes to the OCP that resulted in a potential increase of more than 50 school-aged children would be forwarded to the Board of School Trustees. In this regard the Board of School Trustees received correspondence from the City of Richmond's Planning Department regarding a significant residential development at the intersection of No. 3 Road and Capstan Way.

The development (RZ 03-254977) contemplates the construction of approximately 1689 dwelling units. Since this was the first change to the OCP that had been forwarded to the Board of School Trustees, pursuant to Section 881 of the Local Government Act, the Board referred this to its January 9, 2006 Personnel & Finance Committee Meeting in order to discuss not only the application but the process whereby such matters would be considered by the Board.

At the January 9, 2006 Personnel & Finance Committee Meeting a recommendation was made to the Board. The Board at its January 16, 2006 public meeting passed the following resolution:

*038/2006 THAT the Board of School Trustees (Richmond) respond to the City of Richmond's proposed city centre zoning applications confirming that Talney Elementary School could accommodate elementary school-aged children moving in to the area; and further that the school district's capital plan may be impacted by such additional enrollment.*

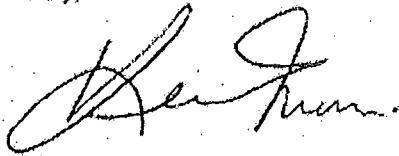
CARRIED

"OUR FOCUS IS ON THE LEARNER"

It is anticipated that in the future the Board of School Trustees (Richmond) will be able to respond to these changes to the OCP within 3 weeks of receipt of such changes. The exception may be during the months of July and August where the Board would normally meet once in the early part of July and then again in early September.

If you have any questions regarding this matter, I can be reached at 604.668.6011.

Sincerely,



K.L. Morris  
Secretary Treasurer

cc: Trustees  
B. Bealisto, Superintendent of Schools  
Mayor and Councillors  
T. Crowe, Manager - Policy Planning

Attachments: Correspondence from S. Carter-Huffman and Section 881, Local Govt. Act

ATTACHMENT 2

---

**From:** Ken Morris [mailto:kmorris@richmond.sd38.bc.ca]  
**Sent:** Thursday, 17 May 2007 10:43 AM  
**To:** Weber, David  
**Cc:** Carlile, Cathryn; Bruce Beairsto; Crowe, Terry; Linda McPhail  
**Subject:** Staff response to OCP Amendment BYLAW 7882  
**Importance:** High

David

I have attached the draft report that will be sent to the Board for its consideration on Tuesday May 22nd.

The timeline for response the Board and the school district is being provided is presently not reasonable to allow for a fully informed response.

I will be suggesting that to the Board that this matter be raised again with Council in order to seek an amicable solution. Perhaps the 'communications-visioning session' between Council and Board that is being scheduled will be an opportunity to raise this specific example.

I will ask Cathy Carlile to add this matter as an agenda item to the Joint City/School District Management Committee.

If you have any suggestions I would appreciate hearing from you.

Regards

Ken Morris

Secretary Treasurer

School District No. 38 (Richmond)

7811 Granville Avenue

Richmond, B.C.

V6Y 3E3

604-668-6011

604-668-6161 (fax)

kmorris@richmond.sd38.bc.ca (e-mail)

visit us at [www.sd38.bc.ca](http://www.sd38.bc.ca)

This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.



# Memorandum

**Date :** May 17, 2007

**To:** The Board of School Trustees (Richmond)

**From:** K.L. Morris, Secretary Treasurer

**Subject:** Official Community Amendment Bylaw 7882

**Recommendation:**

WHEREAS the Board of School Trustees (Richmond previously received information from the City of Richmond regarding extensive densification of the north end of the City Centre (RZ 03-254977 and RZ 04-275910);

AND WHEREAS one specific major development in the area bounded by Capstan, Number Three Road, Sea Island Way and Sexsmith Road was initially expected to see approximately 1,700 residential dwelling units;

AND WHEREAS the Board has previously advised the City of Richmond that the Board planned to accommodate the elementary school-age students at Talmey Elementary School initially through the use of portable classrooms and later through doubling the size of the school;

AND WHEREAS the City has now advised that Council has given first reading to an Amendment Bylaw that would see the number of dwelling units increase from 1,700 to over 2,100;

AND WHEREAS the Board advise the City of Richmond that Cambie Secondary School and Talmey Elementary schools are within the 4.8 kilometer walk-limits of the development;

AND WHEREAS Cambie Secondary School presently has an operating capacity of 1,000 and a core capacity to accommodate 1,500 students

AND WHEREAS south end of Cambie Secondary school has been pre-loaded for a 500 student addition to the school;

May 18, 2007

- 2 -

BE IT RESOLVED THAT, in the absence of any detailed demographic information that the City had previously committed to provide the Board in order to accurately determine the number of school-age children that might arise from such developments, the Board advise the City of Richmond of its intent to increase the operating capacity of Talmey Elementary School and Cambie Secondary School.

#### Background

January 2001

Local Government Act changed such that it required the City of Richmond to consult with the Board for all changes to the Official Community Plan (OCP). In December 2005 City staff met with District staff to discuss these changes and agreed that changes to the OCP that would result in a potential increase of more than 50 school-aged children would be forwarded to the Board.

December 23, 2005

Letter dated RZ 03-254977 and RZ 04-275910 from the City regarding two pending applications for rezoning in the north end of Richmond's City Centre for consideration by the Board.

January 16, 2006

038/2006 THAT the Board of School Trustees respond to the City of Richmond's proposed city centre rezoning applications confirming that Talmey Elementary School could accommodate elementary school-aged children moving into the area; and further that the school district's capital plan may be impacted by such additional enrollment.

Carried

January 17, 2006

Letter to City (attached) advising of Board Resolution 038/2006 and advising that the **Board will be able respond to these changes to the OCP within 3 weeks of receipt of such changes.**

May 10, 2007

Letter and 85-page report received from the City Clerk on May 10<sup>th</sup>, 2007 advising of Official Community Amendment Bylaw 7882 which was given first reading by City Council on Tuesday May 8<sup>th</sup>, 2007. The bylaw amendment is for the same area as described, in part, in the City's letter of December 23, 2005.

The City had requested written responses by May 16, 2007 or within five working days.

In brief, Amendment Bylaw proposes to increase the number of residential dwelling units from 1,700 to over 2,100.

K.L. Morris  
/gh  
encls.

SCHEDULE 20 TO THE MINUTES OF  
THE REGULAR MEETING OF  
COUNCIL FOR PUBLIC HEARINGS  
HELD ON MONDAY, MAY 22, 2007

**Weber, David**

<b>To Public Hearing</b>	
Date:	May 22, 2007
Item #	14
Re:	Bylaw 8238

**From:** Weber, David  
**Sent:** Wednesday, 16 May 2007 9:14 AM  
**To:** 'vj sidhu'  
**Subject:** RE: re. public hearing Polygon Meridian Gate RZ 06-344033

Dear Mr. Sidhu,

This is to acknowledge and thank you for your email regarding the Polygon Meridian Gate project which is scheduled for the agenda of the May 22nd, 2007 Public Hearing. Your letter will be made available as part of the public hearing material that will be considered by Council on May 22nd.

In addition, your message has been forwarded to staff for response. You should be contacted shortly by a City staff member regarding the concerns outlined in your email.

Thank you for taking the time to make your concerns known to Council.

Yours truly,

David Weber

---

David Weber  
Director, City Clerk's Office  
City of Richmond  
6911 No.3 Road, Richmond, BC, V6Y 2C1  
voice: (604) 276-4098  
fax: (604) 278-5139  
email: dweber@richmond.ca  
web: [www.richmond.ca](http://www.richmond.ca)

---

**From:** vj sidhu [mailto:vjss@shaw.ca]  
**Sent:** Monday, 14 May 2007 2:16 PM  
**To:** Weber, David  
**Subject:** re. public hearing Polygon Meridian Gate RZ 06-344033

Attention Diana Nikolic/ Eric Fiss

I live across the street from subject development. Polygon and staff at the site have been very accommodating regarding construction process. In speaking to my neighbors I bring to attention some common concerns.

- 1) Ditch on North side of Odlin Rd. across from site to Garden City Rd. is not flowing well due to blockage from compacting river sand washed off the road.
- 2) Limited street parking causes congestion when construction vehicles park in front of our homes, perhaps there can be a designated area for that purpose in the future. Street parking may also be a problem when the project is completed from new residents.
- 3) Potential purchasers of Polygon Meridian Gate should be informed of future development around them to prevent future residents complaining to the City of Richmond regarding the impact of their views and open green spaces. Perhaps include West Cambie Area Plan page in Polygon Meridian Gate sales brochure.
- 4) Moisture in neighboring properties has increased due to soil compression of site area; septic tanks are not draining properly. We need the option to connect to sewer system when it is installed.
- 5) Landscape plan should address future wall of windows overlooking neighborhood homes and impact of headlights pointing into windows of existing homes from new roads.



V.J. Sidhu  
9211 Odlin Rd.

**Mayor and Councillors**

<b>To Public Hearing</b>
Date: <u>May 22, 2007</u>
Item # <u>Item 15</u>
Re: <u>Bylaw 8241</u>

**From:** on behalf of Mayor and Councillors  
 SCHEDULE 21 TO THE MINUTES OF  
 THE REGULAR MEETING OF  
 COUNCIL FOR PUBLIC HEARINGS  
 HELD ON MONDAY, MAY 22, 2007

Your Name:	Susan Thompson
Your Address:	9620 Odlin Road
Subject Property Address OR Bylaw Number:	8241
Comments:	<p>May 17, 2007 Re: Zoning Amendment Bylaw 8241 (RZ 06-354959) To Members of City Council I would like to submit both comments and questions. As the resident of 9620 Odlin Road, this proposal certainly affects me. I am dismayed at the changes in our quiet family neighbourhood. Homes at both ends of our street have been bulldozed and giant construction vehicles travel at breakneck speeds in both directions. Odlin Road has been used as a high speed alternative roadway to Cambie since construction of the Fishergate townhouse development east of 4 Road. We have had a neighbour struck and killed while walking along the narrow shoulder of the street. My family and I have rented our home here for the past 15 years. And quite frankly we had no intentions of going anywhere. I have raised three children here; my husband and I both work and are involved in our community. I want you to be aware how horrified we were to be informed that our previous landlord had sold the property to the City of Richmond and how heartsick we were to learn that we will eventually be thrown out of our home which is apparently going to be torn to the ground in order to become the future Alexandra Neighbourhood Park! This proposal has created a terrible anxiety and stress in our family. We feel totally helpless as someone else decides our future, not knowing when this is going to take place and the complications and uncertainty that permeate our every decision. I insist that in fairness to those kept uninformed, home owners and renters alike, you should state during this hearing the actual timetable for construction and completion of this project. I believe you owe our family personally a date that the Park will be developed so that we can decide for ourselves how long we have to start our lives all over again. Susan Thompson</p>

