



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Lyn Greenhill
Councillor Sue Halsey-Brandt
Councillor Kiichi Kumagai
Councillor Harold Steves

David Weber, Acting City Clerk

Absent: Councillor Evelina Halsey-Brandt
Councillor Rob Howard
Councillor Bill McNulty

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

The Mayor then explained to those present that due to Councillors Barnes and Kumagai declaring themselves to be in a conflict of interest with regard to Items 4A and 4B on the agenda of this meeting, in addition to those Councillors absent, Items 4A and 4B could not be heard at this time.

PH07-01 It was moved and seconded

That Proposed Single-Family Lot Size Policy (Section 02-3-7) and Zoning Amendment Bylaw 7373 (RZ 01-195511) be referred to a Special Public Hearing to be held on Monday, July 29, 2002, at 7:00 p.m. in Council Chambers.

CARRIED



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

1. **DEVELOPMENT PERMIT (DP 01-198029)**
(4500 & 4600 Westwater Drive; Applicant: Perkins & Company Architecture and Urban Design Inc.)

Applicant's Comments:

Mr. John Perkins Sr., Perkins and Co., architect, accompanied by Louise Webb, Karen Hung and Masa Ito, landscape architect, included a power point presentation, display boards and a model in the review of the project. Mr. Perkins also reviewed each of the requested variances in detail.

A brief discussion ensued during which Mr. Perkins responded to questions pertaining to the height, and roof, of the building.

Written Submissions:

Mr. and Mrs. R. Walker, 41 – 12331 Phoenix Drive – Schedule 1

S. Veder, 311 – 12871 Railway Avenue – Schedule 2

Submissions from the floor:

Mr. Arlen Johnson, 8311 Cambie Road, Vice Chair of the Richmond Committee on Disability and a member of the Advisory Design Panel, said that he was shocked that no adapted or readily adaptable units had been included in the design of the project. It was Mr. Johnson's recollection that at some point in the process a commitment to universal design had been made for the BC Packer lands. Mr. Johnson expressed his disappointment over the lack of concern indicated by the applicant when the absence of adaptable units was raised at the initial presentation of the project to the Advisory Design Panel. Mr. Johnson was pleased, however, that the developer had later agreed to one adaptable unit per floor of each building.

Mr. Johnson referred to the Official Community Plan and its encouragement that developers adhere to universal design principles. Mr. Johnson requested that the City not approve the Development Permit application until such time as the entire project followed the universal aspect of the Official Community Plan guidelines in order to further encourage the developer to promote adaptable units.



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

Mr. Derril Gudlaugson, 8351 Fairfax Place, said that he echoed the concerns of the previous speaker. Of further concern to Mr. Gudlaugson were the intrusions into public space and he questioned why a building could not be designed that fit within the permitted envelope. Mr. Gudlaugson objected to the projection of parts of the building into the public right-of-way and said that there seemed to be a lot of pressure to move features into the public space at the loss of vistas and views. It was Mr. Gudlaugson's opinion that the only variance with merit was the height variance for roof features.

Ms. Frances Clark, 8160 Railway Avenue, representing the Richmond Committee on Disability, said that from 1985 thru 1997 the RCD has worked with City staff to assist in the creation of a user friendly accessible City from the user standpoint; and further, that the RCD promotes the City as being the most universally accessible City in Canada. Ms. Clark said that accessibility did not always require an increase in building cost. Ms. Clark referred to previous difficulties in obtaining information on Development Permit Panel meeting and agenda details, and remarked on the decrease in contact over the last five years between the Urban Development Division and the RCD.

Ms. Clark said that it was unfair that the initial promise of universal accessibility had disappeared due to the change in ownership of the property.

After detailing a number of design points that create accessibility, Ms. Clark said that this project did not embrace universal design. Ms. Clark said that an offer put forth for a meeting between the developer and the RCD was initially rejected, however, at the persistence of the RCD, a meeting time and place was set. A real estate salesperson, and not the project manager or architect, attended the meeting, a circumstance that Ms. Clark said had not previously occurred during her tenure in this community.

Ms. Clark referred to the aging population and its need for housing and questioned why interior spaces did not receive the same attention as exterior details. It was Ms. Clark's opinion that the application for a Development Permit should be denied until the project becomes senior friendly.



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

Mr. Charan Sethi, said that he has been involved in development in Richmond for the past sixteen years and that on the three occasions that he has addressed the accessibility issue the attempt was unsuccessful in that the units sold at a loss. Mr. Sethi did point out that an accessible washroom would be located on the main floor of each building as part of the recreational facility.

Mr. Pat Young, a Steveston resident, said that he had attended a number of meetings on the BC Packer lands over the past five years. Mr. Young did not understand the need for variances and he objected to the buildings being 8 feet above what had been initially presented. Mr. Young said that he had trusted that Council would abide by the rules originally set forth and that he was running out of patience as the Planning Department had gone way off base on this project. It was Mr. Young's opinion that for the people of Steveston the plan is not what had originally been envisioned.

PH07-02

It was moved and seconded

That the issuance of a Development Permit for property at 4500 and 4600 Westwater Drive (DP 01-198029), be authorized.

CARRIED

Opposed: Cllr. S. Halsey-Brandt

- 2. **DEVELOPMENT PERMIT (DP 01-198039)**
(4311 Bayview Street; Applicant: Perkins & Company Architecture and Urban Design Inc.)

Applicant's Comments:

Mr. John Perkins Sr., Perkins and Co., architect, accompanied by Louise Webb, Karen Hung and Masa Ito, landscape architect, provided a power point presentation and display boards in the review of the project. Mr. Perkins reviewed each of the requested variances in detail.

Written Submissions:

None



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

Submissions from the floor:

Ms. L. Meginbir, on behalf of the Strata Council of Westwater Village, read a written submission which is attached as Schedule 3 and forms a part of these minutes. A discussion ensued on the issue of height of the proposed buildings and the interface of this and future projects with existing development.

Mr. Dave Wilkinson, #9 Westwater Village, expressed his concerns relating to the requested variances and questioned whether additional variances would be requested. Mr. Wilkinson said that setbacks were a quality of life issue and he noted the apparent difficulty of working within the set guidelines.

PH07-03

It was moved and seconded

That the issuance of a Development Permit for property at 4311 Bayview Street (DP 01-198039), be authorized.

Prior to the question being called it was requested that staff take note that the applicant had agreed to discuss mitigation measures for the interface of future projects with existing development. The question was then called and it was **CARRIED**.

3a. **PROPOSED SINGLE-FAMILY LOT SIZE POLICY (SECTION 02-3-7)**

3b. **ZONING AMENDMENT BYLAW 7372 (RZ 01-195507)**

(4771, 4811, 4851, 4871 Dunfell Road and 4780, 4791, 4840, 4880, 4900, 4911, 4920, 4931, 4940, 4960, 4980 Duncliff Road; Applicant: Sean Lawson)

Applicant's Comments:

Mr. Sean Lawson, 3500 Georgia St., acting as the authorized agent for both the Duncliff and Garry Street applicants, said that the applicants all, for the most part, are owners living in the existing homes and the strongest point the owners wanted to bring forth was the issue of fairness. Mr. Lawson referred to a survey conducted by the City that demonstrated that 75% of respondents were in agreement with the rezoning request. Mr. Lawson asked for all those present in agreement with the rezoning to stand.



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

Written Submissions:

Prior to the written submissions being introduced into the record the Acting City Clerk noted that some of the submissions also pertained to Item 4 (the Garry Street Lot Size Policy and Rezoning Bylaw) and should therefore be introduced at the July 29, 2002 Special Public Hearing.

Markus Berg, 4611 Garry Street – Schedule 4

Markus Berg, 4611 Garry Street – Schedule 5

D. Pfortmueller – 440 Garry Street – Schedule 6

D. and P. Fraser – 4940 Garry Street – Schedule 7

C. Champion and T. Sakai Champion, 4920 Garry St. – Schedule 8

D. and K. Chevreau, 4840 Duncliff Road – Schedule 9

D. and K. Chevreau, 4840 Duncliff Road – Schedule 10

L. Tweedlie, 4900 Duncliff Road – Schedule 11

D. Tweedlie, 4700 Duncliff Road – Schedule 12

M. and S. Spence, 4451 Garry St. – Schedule 13

Mr. and Mrs. C. Matsuzaki, 11131 Caravel Court – Schedule 14

Mr. and Mrs. D.F. Clement, #5 – 4111 Garry Street – Schedule 15

Submissions from the floor:

Ms. M. Wolfe, 4551 Windjammer Drive expressed her concerns about the serious traffic problems in the area and also overshadowing.

Mr. K. Oszinski, 4771 Dunfell Road, said that the traffic issue existed for one hour each morning and afternoon as parents drop off and pick up students attending McMath school. Mr. Oszinski said that he would like the same opportunity for future development as others have already received.

Ms. Lackos, 11471 Railway Avenue, said that although she believed the rezoning should proceed the traffic issues required attention.



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

PH07-04

It was moved and seconded

1. That the following Single-Family Lot Size Policy be adopted:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300; and

That the previous Single-Family Lot Size Policy for this area (Policy 5458) be rescinded..

2. That Zoning Amendment Bylaw 7372 be given second and third readings.

CARRIED

PH07-05

It was moved and seconded

That Zoning Amendment Bylaw 7372 be adopted.

CARRIED

4a. PROPOSED SINGLE-FAMILY LOT SIZE POLICY (SECTION 02-3-7)

4b. ZONING AMENDMENT BYLAW 7373 (RZ 01-195511)
(4440, 4451, 4471, 4491, 4540, 4611, 4631, 4651, 4751, 4920, 4940 Garry Street; Applicant: Sean Lawson)

Please see Page 1 for action taken on these matters.



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

- 5a. **ZONING AMENDMENT BYLAW 7313 (RZ 01-195817)**
(10571 Williams Road; Applicant: Baljinder Lally)
- 5b. **ZONING AMENDMENT BYLAW 7314 (RZ 01-196031)**
(11191 and 11171 Williams Road; Applicant: International Earthcare)
- 5c. **ZONING AMENDMENT BYLAW 7317 (RZ 01-197729)**
(11231 Williams Road; Applicant: MCS Development Ltd.)
- 5d. **ZONING AMENDMENT BYLAW 7318 (RZ 01-197785)**
(11671 Williams Road; Applicant: Unique Developments Ltd)
- 5e. **ZONING AMENDMENT BYLAW 7325 (RZ 01-198983)**
(10091 Williams Road; Applicant: Chane Singh)
- 5f. **ZONING AMENDMENT BYLAW 7326 (RZ 02-199174)**
(11271 Williams Road; Applicant: Joe Uppal)

The applicants were present to answer questions.

Written Submissions:

None

Submissions from the floor:

Mr. George Smith, 10451 Ainsworth Crescent, who indicated he had spoken at the previous two meetings on this matter, requested clarification of information contained in the consultants report that pertained to absorption levels. Mr. Smith expressed concern about the seven applications before Council due to the dramatic increase to existing conditions that would be incurred by the new development. Mr. Sui Tse, Project Engineer, responded to further questions from Mr. Smith on the issue of absorption rate.



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

Mr. Archie Roberts, 10695 Aintree Place, who also had spoken previously on this subject, said i) that he was not opposed to the development but instead was concerned about the inadequacies of the existing infrastructure; ii) the existing infrastructure cannot handle peak load conditions; iii) additional development would exacerbate this; and iv) mitigation measures are required before further development should take place. Mr. Roberts questioned whether the applicants could not wait until the staff report on storm and sanitary sewers was presented to Committee.

PH07-06

It was moved and seconded
That Zoning Amendment Bylaws 7313, 7314, 7317, 7318, 7325 and 7326 be given second and third readings.

CARRIED

6. ZONING AMENDMENT BYLAW 7380 (RZ 02-205367)
(7591 Heather Street; Applicant: Gurparwin Gill)

Applicant's Comments:

The applicant was not present.

Written Submissions:

None

Submissions from the floor:

None

PH07-07

It was moved and seconded
That Zoning Amendment Bylaw 7380 be given second and third readings.

CARRIED

PH07-08

It was moved and seconded
That Zoning Amendment Bylaw 7380 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

7. **ZONING AMENDMENT BYLAW 7383 (RZ 02-203607)**
(8220 St. Albans Road; Applicant: Richard Fleming)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None

Submissions from the floor:

None

PH07-09

It was moved and seconded

That Zoning Amendment Bylaw 7383 be given second and third readings.

CARRIED

8. **ZONING AMENDMENT BYLAW 7388 (RZ 02-203973)**
(7371 and 7391 Lindsay Road; Applicant: Steve Ewert)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None

Submissions from the floor:

Mr. Lee, owner of a property adjacent to the subject property, said that he had purchased his lot with the hope that the subdivision of the lot would allow for the building of his retirement home. Mr. Lee requested a postponement of the matter in order that he could continue discussion with Mr. Ewert on this matter.



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

Mr. Ewert, 4760 Pembroke Place, said that the subject property had been purchased without knowledge of Mr. Lee's understanding that his lot would be included in any subdivision of the subject lots. Mr. Ewert said that discussion with Mr. Lee in the last few days had not produced an acceptable agreement, however, Mr. Ewert was agreeable to continuing working with Mr. Lee on the matter.

Mr. Lee, speaking for the second time, said that the subject property was not yet sold as the sale was contingent upon approval of the rezoning.

Mr. Ewert, speaking for the second time, disagreed with Mr. Lee's previous statement.

PH07-10

It was moved and seconded

That Zoning Amendment Bylaw 7388 be given second and third readings.

CARRIED

PH07-11

It was moved and seconded

That Zoning Amendment Bylaw 7388 be adopted.

CARRIED

9a. ZONING AMENDMENT BYLAW 7382
(City Centre (6340, 6360, and 6380 Cooney Road); Applicant: City of Richmond (Charles Scott))

9b. ZONING AMENDMENT BYLAW 7389 (RZ 02-203282)
(6340, 6360, and 6380 Cooney Road; Applicant: Charles Scott)

Applicant's Comments:

Mr. Charles Scott, accompanied by Mr. Yeung, said that the City Centre project was based on a much higher density than exists at present as recommended by the Planning Department.

Written Submissions:

None



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

Submissions from the floor:

Mr. Hoegler, speaking on behalf of his father, the owner of 8951 Spires Road, questioned whether second and third reading of the bylaw included a review of the architectural plans. Mr. Hoegler provided a brief history of his families residing in the area. Mr. Hoegler expressed concern about i) the traffic issues of ingress and egress; ii) the relevance of the lane; iii) the lack of an area plan for Spires Road; iv) the radical appearance of the proposed project. Mr. Hoegler said that he thought the roofline was unbalanced with a lean-to look with slopes to the back of the property.

PH07-12

It was moved and seconded

That Zoning Amendment Bylaws 7382 and 7389 be given second and third readings.

CARRIED

PH07-13

It was moved and seconded

That Zoning Amendment Bylaw 7382 be adopted.

CARRIED

10a. **ZONING AMENDMENT BYLAW 7385 (RZ 02-203799)**
(8071 and 8091 No.1 Road; Applicant: Gary Cox)

10b. **ZONING AMENDMENT BYLAW 7386 (RZ 02-202900)**
(8151 No.1 Road; Applicant: Rav Bains)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None

Submissions from the floor:

None



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

PH07-14

It was moved and seconded
That Zoning Amendment Bylaws 7385 and 7386 be given second and third readings.

CARRIED

11a. PROPOSED SINGLE-FAMILY LOT SIZE POLICY AMENDMENT (SECTION 27-4-7)

11b. ZONING AMENDMENT BYLAW 7387 (RZ 02-204025)
(9291 and 9311 No.1 Road; Applicant: Manfred Fast)

11c. ZONING AMENDMENT BYLAW 7384 (RZ 02-203891)
9331 No.1 Road; Applicant: Les Cohen and Azim Bhimani)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None

Submissions from the floor:

None

PH07-15

It was moved and seconded
1. That Lot Size Policy 5452 be amended to exclude those properties fronting the west side of No.1 Road between Francis and Williams Roads.
2. That Zoning Amendment Bylaws 7384 and 7387 be given second and third readings.

CARRIED

PH07-16

It was moved and seconded
That Zoning Amendment Bylaw 7384 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

Monday, July 15, 2002

12. ADJOURNMENT

PH07-17

It was moved and seconded
That the meeting adjourn (10:45 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, July 15, 2002.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)