



Regular Council Meeting for Public Hearings

Monday, September 16, 2002

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

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

David Weber, Acting City Clerk

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

- 1a. **OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 7408**
(12380, 12420 & 12440 Trites Road and 12511 No. 2 Road; Applicant: Progressive Construction Ltd., Suncor Development Corporation, Panstar Development Corporation)
- 1b. **ZONING AMENDMENT BYLAW 7409 (RZ 97-121285)**
(12440 Trites Road; Applicant: Progressive Construction Ltd.)
- 1c. **ZONING AMENDMENT BYLAW 7410 (RZ 02-202838)**
(12380 & 12420 Trites Road; Applicant: Suncor Development Corporation, and Panstar Development Corporation)

Applicant's Comments:

The applicants were present to answer questions.

Written Submissions:

R. Bijons – Schedule 1



Regular Council Meeting for Public Hearings

Monday, September 16, 2002

J. McClellan, 110-12251 No. 2 Road – Schedule 2

A. Struna, 230 – 12240 – 2nd Avenue – Schedule 3

L. Herzog, 436 – 8155 Park Road – Schedule 4

D. & G. Patterson, 5071 Moncton Street – Schedule 5

D. Nishii, 5620 Moncton Street – Schedule 6

C. Chiasson – Schedule 7

Port Realty Ltd., 670 – 1665 West Broadway – Schedule 8

S. Hvezda, 11100 Fifth Avenue – Schedule 9

T. & M. Leslie, 12260 No. 2 Road – Schedule 10

Submissions from the floor:

Ms. S. Hvezda read a written submission, which is attached as Schedule 9.

Mr. Leslie referred to his written submission, Schedule 10, and reviewed the concerns contained therein. Emphasis was given to those aspects of farming that could prove an irritant to future residents, namely odour and the burning program.

Ms. J. Chapman, 12331 Trites Road, supported the single-family development as presented but expressed concern about the future multi-family development as she felt that too high a density or apartment buildings would not meet the needs of the community.

In response to Ms. Chapman's request for form and character details, Ms. Olga Ilich, Progressive Construction Ltd., displayed artists' renderings of the proposed designs, which are similar to developments in Terra Nova, Odlinwood and the BC Packer lands.

PH09-01

It was moved and seconded

That Official Community Plan Amendment Bylaw 7408 and Zoning Amendment Bylaws 7409 and 7410 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings

Monday, September 16, 2002

2. **ZONING AMENDMENT BYLAW 7413 (RZ 02-212736)**
(9060 Bridgeport Road; Applicant: City of Richmond)

Written Submissions:

None.

Submissions from the floor:

None.

PH09-02

It was moved and seconded

That Zoning Amendment Bylaw 7413 be given second and third readings.

CARRIED

3. **ZONING AMENDMENT BYLAW 7416**
(Applicant: Darshan Rangi)

Applicant's Comments:

The applicant was present to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH09-03

It was moved and seconded

That Zoning Amendment Bylaw 7416 be given second and third readings.

CARRIED

PH09-04

It was moved and seconded

That Zoning Amendment Bylaw 7416 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

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4. ADJOURNMENT

PH09-05

It was moved and seconded
That the meeting adjourn (7:55 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, September 16, 2002.

Mayor (Malcolm D. Brodie)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 16, 2002.

CityClerk

To Public Hearing
Date: <u>Sept 16, 2002</u>
Item # <u>1</u>
Re: <u>Bylaws 7408, 7409,</u>
<u>7410</u>

From: Rudolf Bijons [rbijons@telus.net]
Sent: September 10, 2002 10:27 AM
To: cityclerk@city.richmond.bc.ca; urbandev@city.richmond.bc.ca
Subject: ATTN: Janet Lee re OCP Amendment Bylaw 7408 & Zoning Bylaws 7409 & 7410

As a condo owner at 5700 Andrews Road, I want to be assured that transportation and pedestrian safety concerns are taken into account.

Specifically, I expect that

- 1) each of these residential developments will be required to provide sufficient onsite parking for their residents. Andrews Road is already full of parked cars.
- 2) Translink will provide increased service to the area, based on the ever-increasing residential density.
- 3) the City of Richmond will install a sidewalk on the western side of No. 2 Road between Andrews Road and Moncton Street.



To Public Hearing
Date: Sept 16, 2002
Item # 1
Re: 7408, 7409, 7410

[illegible]

Thank you for your message regarding the rezoning applications in the Trites Road area.
In response to your comments,

A circular ink stamp from the City of Richmond. The outer ring contains the text "CITY OF RICHMOND" at the top and "CITY CLERK'S OFFICE" at the bottom. Inside the ring, the word "DATE" is at the top, "SEP 13 2002" is in the center, and "RECEIVED" is at the bottom.

2) Translink will provide increased service to the area, based on the ever-increasing residential density.

3) the City of Richmond will install a sidewalk on the western side of No. 2 Road between Andrews Road and Moncton Street.

SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 16, 2002.

To Public Hearing	
Date:	Sept 16, 2002
Item #	1
Re:	Bylaw 7408

September 10, 2002

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

	MEM	
✓	DW	DW
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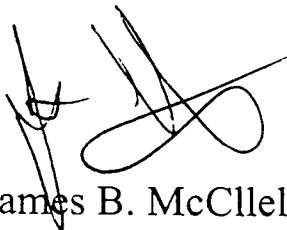
6060-20-1410

Dear sirs:

RE: rezoning of 12380 Trites Rd. and 12511 No 2 Road.

I support the redevelopment of this area to residential. This can only improve the area. The changeover to residential was promised more than 10 years ago. Let's get on with it.

Thanks,



James B. McClellan
110-12251 No.2 Road
Richmond. B.C.



SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 16, 2002.

To Public Hearing	
Date:	<u>Sept 16, 2002</u>
Item #:	<u>1</u>
Re:	<u>Bylaws 7408, 7409</u>

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September 11, 2002

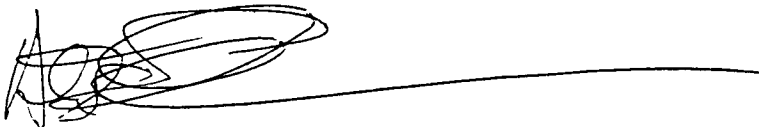
City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

8060-20-7408

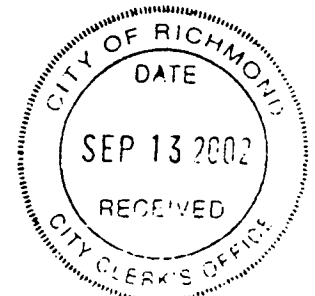
Rezoning application RZ-02-202838/rz-97-
121285/bylaw 7408—Trites road area

I am writing to express my support for the redevelopment of this area. The proposed development will be a positive influence for Steveston.

Sincerely,



Ales Struna
Suite 230
12240 - 2nd Avenue,
Richmond, B.C.



SCHEDULE 4 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 16, 2002.

HERZOG LEASING LTD.
436 - 8155 Park Road
Richmond, B.C.
V6Y 3C9

To Public Hearing	
Date:	Sept 16, 2002
Item #	1
Re:	Bylaw 7408

		JRM	
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7408

September 11, 2002

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

To Mayor and Council;

RE: TRITES ROAD OCP AMENDMENT BYLAW 7408

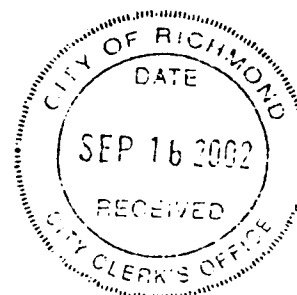
We are the owners of a 2.0 acre site located at 12311 No. 2 Road and wish to advise Council of our support of this application and subsequent rezoning to residential uses.

Yours truly,

Herzog Leasing Ltd.



Lorne Herzog
President



To Public Hearing	
Date:	<u>Sept 16, 2002</u>
Item #	<u>1</u>
Re:	<u>Bylaw 7408</u>

Mr. & Mrs. Patterson
5071 Moncton Street
Richmond, B.C.
V7E 3B2

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September 11, 2002

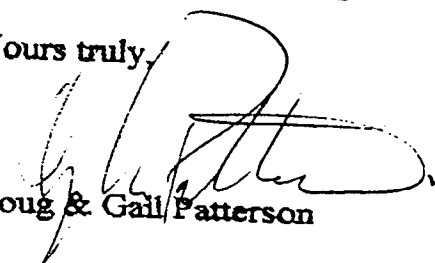
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

To Mayor and Council;

RE: TRITES ROAD OCP AMENDMENT BYLAW 7408

We are unable to attend the public hearing on September 16, 2002 but wish to voice our support for this application. We live very close to the Trites Road area and see and hear large trucks coming down Moncton and think most of the existing industrial buildings are in terrible shape. The area is far more suited for residential development considering it is surrounded on all sides by homeowners.

Yours truly,


Doug & Gail Patterson



SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 16, 2002.

To Public Hearing	
Date:	<u>Sept 16, 2002</u>
Item #	<u>I</u>
Re:	<u>Bylaw 7408</u>

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September 12, 2002

Mayor Malcolm Brodie and Councillors
City of Richmond
6911 NO. 3 Road
Richmond, B.C.
V6Y 2C1

Re: Trites Road -Bylaw 7408/ rezoning applications.

My family has lived at 5620 Moncton St. for the past 38 years. For many years we have expected that the City's commitment to convert the industrial area to residential usage would be fulfilled.

We hope you will approve the proposed changes to residential; we support this change.

Yours truly,



Diane Nishi/
5620 Moncton St.
Richmond, B.C.



Sept. 16, 2002

City of Richmond
6011 No 3 Road
Richmond, B.C.
V6Y 2C1

To Public Hearing
Date: Sept 16, 2002
Item # 1
Re: Bylaw 7408

**SCHEDULE 7 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
SEPTEMBER 16, 2002.**

[illegible]

To Mayor - Council,

Re: IRTES Road OCP AMENDMENT By Law 740%

I own property @ #102 5800 Andrews Co. &
support the above NOTED application. The properties
should be residential INSTEAD of industrial - will
definitely improve the neighborhood when people
as houses.

Thank you,

Walter B. Jones

CYNTHIA CHIASSON



PORTE REALTY LTD.

September 12, 2002

Sales, Leasing, Financing, Property Management

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

To Public Hearing
Date: <u>Sept 16, 2002</u>
Item # <u>1</u>
Re: <u>Bylaws 7408,</u>
<u>7409, 7410</u>

Note: Copies also received addressed
to individual Council members

Dear Mayor & Council:

- Re: a) Official Community Plan Amendment Bylaw 7408
b) Zoning Amendment Bylaw 7409 – 12440 Trites Road
c) Zoning Amendment Bylaw 7410 – 12380 & 12420 Trites Road

Our firm manages and represents the owners of the properties located at 12417, 12431, and 12491 No 2 Road. An industrial, manufacturing, warehouse, showroom, office complex of approximately 120,000 square feet has been developed on the property, and has been tenanted for approximately twenty years.

Our property represents approximately 25% of the total land area bounded by Andrews Road to the South, Trites to the West, No.2 Road to the East and the South boundaries of the properties fronting Moncton. Refer to Schedule A attached which illustrates that our property is adjacent to the properties proposed for rezoning and has a significant impact on the neighbourhood.

In principle, we are not opposed to the rezoning applications, conditional on the following:

1. All first time and subsequent buyers of properties being developed and built are made aware that the existing industrial buildings may create activities non-compatible with residential uses, such as noise, odours, hours of operation, truck traffic, etc. Buyers should be advised by registration of a notice on title of each lot/strata lot to be created.
2. The planning of the adjacent properties does not negatively impact current uses, and future redevelopment of our property, i.e. pre-planning of roads, parks, etc. that would impact use and redevelopment of our property.
3. Sufficient buffering and landscape screening should be installed on the properties to be developed to mitigate the impact of the existing industrial development.

Thank you for your consideration of the above referenced points.

Sincerely,
PORTE REALTY LTD.

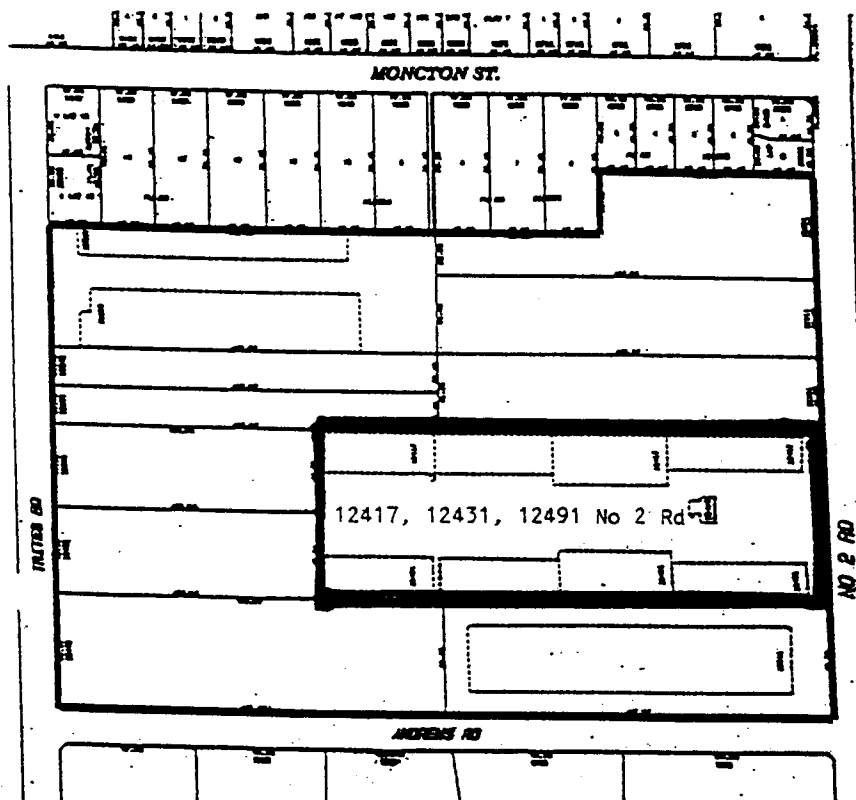
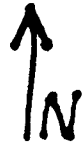
per: Hershey Porte

Encl:
HP:el

14



Schedule A



SCHEDULE 9 TO THE MINUTES
OF THE REGULAR MEETING
FOR PUBLIC HEARINGS HELD
ON SEPTEMBER 16, 2002.

PRESENTATION TO COUNCIL

To Public Hearing
Date: <u>Sept 16, 2002</u>
Item # <u>2</u>
Re: <u>Bylaw 7408</u>

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OPPOSITION TO ZONING AMENDMENT BYLAW 7408
OF THE OFFICIAL COMMUNITY PLAN

Submitted by:

Sarah Hvezda
11000 Fifth Avenue
Richmond, BC V7E 3E8
Home: 604-274-8707

Work 604-241-1727

I'm speaking against the proposed amendment to the Steveston Area plan, to allow the change from Industrial to Multiple family zoning (bylaw 7408)

I believe we need a mix of services to create a balanced and sustainable community. Having an industrial component within the community creates opportunities for people to live and work within their community. An ideal concept.

For example, I work at unit #117-12511 No.2 Road that is designated in this amendment plan to be torn down in favour of multiple family dwellings (bylaw 7408). The company I work for hires 7 people. The owner and myself live in Steveston, 3 live in the immediate Richmond area and 2 outside Richmond. 85% of our customers live in the Steveston/Richmond Area.

Of the 14 other businesses I spoke to in this complex there are 47 permanent jobs: 18 owners and employees live in Steveston, 17 live in Richmond, while 12 live outside the area. Three of the businesses are just beginning to be recognized and their owners said they would like to hire more people.

There are 2 automotive repair shops and 1 marine/auto repair shop in the complex. These companies order the majority of their parts from Lordco in Steveston, with remaining parts and services coming from Richmond and other outlying areas. The loss of business to other businesses, particularly Lordco would be significant.

The business generated in this building site is healthy and it is growing.

If these businesses are forced to re-locate, where will they go?

Their choices would be- to move out of Steveston into Richmond, to move out of the Richmond area altogether, or to close down. In any case, this community loses the services, and more importantly local employment opportunities- like my job!

While we continually try to find alternatives to car travel, reducing small nodes of industry within communities simply forces more people to drive farther for both services and jobs. Why should people in Steveston have to drive out of their community for services that we have right here at our doorstep. Businesses should be located where people need them and where they are readily accessible to the population. That makes a community sustainable and happy!

Residential development, such as the one proposed by this bylaw amendment doesn't come without cost. There are social pressures involved in crowding people into small areas. There are increased demands for community services, park and recreational space, and schools. Parking space and traffic congestion have already become social issues of concern in this area.

I don't see anywhere in this bylaw amendment where these important social issues have addressed.

What is the use of having development cost charges paid by the developer sitting in the coffers of Richmond City, if children still have to play hockey on the street, and where families and friends visiting the existing housing developments on Andrews Road can't find a place to park. Adding more residential units to this area is unnecessary.

Backing a multiple family site up against an existing industrial site puts pressure on more small business to re-locate. Soon they will be gone too.

There are people who would suggest that Industrial sites are eyesores. All the industries can't be high-tech companies operating in neat and tidy office buildings. We need all kinds of other services; things like, car repairs, carpentry and woodworking shops, cabinet and upholsters, machine fabricators, recycling depots, marine engine repairs to pleasure boats and commercial marine engines, shoe repairs, environmental products and so on. Landscaping, fencing and buffer areas are reasonable alternatives to beautifying these sites. To eliminate industry is an extreme measure.

This council has a responsibility to all citizens of Richmond, including tax paying residents, like myself, who work within their own community, and to small businesses that need the opportunity to operate an economically feasible business close their home and market.

I hope that you will retain this industrial base in Steveston by voting against the amendment to bylaw 7408.

Sarah Hvezda
11000 Fifth Avenue
Richmond, BC V7E 3E8

Home: 604-274-8707
Work: 604-241-1727

Fist of all – I would like to thank the mayor and city council for the opportunity to express my concerns..

It appears to me that development is going to go through... and I am neutral as to whether it passes or not..

I do however have some concerns

Firstly, we have a collision of property uses being

Industrial

Single Family and

Multi Family

As well, as farms on the east side of No. 2 Rd

Upon reading the notice I was immediately struck by the lack of the number of units in the multi family block, and also who the developer will be for this project.

It appears that 12511 No.2 Rd (which is an incorrect address) is being casually allowed to simply slide through It is also my understanding that there are going to be 60 – 66 units on the same block of property as on RZ97-121285 where there will be approximately 27 single family units.

It is also my understanding that the height will be 2 ½ to 3 stories with grade parking directly underneath , which I am totally opposed to as this would put the height at 3 ½ stories, which will put direct pressure on my property and I find this is not acceptable, as it will directly affect the “mini environment” of my property.

We have prevailing S E winds which will bring heavy rains in the fall, winter, and early spring, and blessed with drying westerly in late spring and summer...this height will prevent that drying process in late March and April...

If people purchasing homes, want a country environment, they must be prepared to put up with farming practices... mainly noise, odors and the occasional burning...

In the matter regarding noise –

In this area there are

Starlings, crows, seagulls, dogs barking, leaky condo reconstruction (which we have put up with for the last 3 months), street noise, airplanes that fly directly over the area at low altitudes and river traffic. And our roosters which crow, as Roosters do.

In the matter regarding odors –

During our harvest time - which is approximately 3-4 weeks, the odor of Garlic can be smelled from the street, and for the most part people love it... My concern is for the complainers...

We also bring in Mushroom Manure for our organic mulching, and some may be offended by this practice... It is absolutely necessary for the organic control of weeds.

In the matter of Burning –

We do burn weeds, as well as garlic stalks, which is necessary for the control of weed seed – viruses – and fungus..

There is a process we must go through in order to burn...

First – a permit is needed from the Fire Dept.

We then have to phone the GVRD air pollution control prior to burning and

Upon getting permission, we then have to contact Richmod Fire and Rescue also before burning...

In my particular case - I try to be a considerate neighbor, and do my best to burn when there is a westerly wind.. this should keep the smoke to a bare minimum west of No.2Rd.

I would also hope that something would be done about widening No. 2 road. In the 25 years that I have been associated with this property, the traffic has increased from one car ever half hour to an hour to as many as a 3 to 5 vehicle wait to get in and out of our driveway. The added traffic flow which comes with this proposal will only serve to increase this problem

In Closing –

I would like to thank the mayor and city council for their time and to keep in mind...

IF PEOPLE WANT TO LIVE IN A COUNTRY ATMOSPHERE
THEY SHOULD BE AWARE OF AND PREPARED TO PUT UP
WITH FARMING PRACTICES.

Tom and Maggie Leslie
12260 No 2 Rd
Richmond, BC V7E 2G1
Phone: 604 271 1645 Fax: 604 277-0603 Cell: 604 313-3280

IMPONDERABLE
VENTURES

Tom & Maggie Leslie
Cell: (604) 313-3280



12260 No. 2 Road, Richmond, B.C. V7E 2G1
Ph: (604) 271-1645 Fax: (604) 277-0603



ACRES/KENNEL

EPICURE GARLIC

SEED GARLIC - 50 OR MORE CULTIVARS

BEARDED IRIS RANGE EGGS

CHIHUAHUAS

e-mail: newmoontommy@telus.net

www.newmoonacres.com

22
The greatest sum of increasing forces occurs
at the new moon