



**Regular Council meeting for Public Hearings
Monday, January 16, 2017**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Claudia Jesson, Acting Corporate Officer

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

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9613
(RZ 15-718064)**

(Location: 7431 Williams Road; Applicant: Xu Yang)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

Discussion:

In response to a question from Council, Mr. Yang confirmed that it would be possible to reorient the balconies so that they did not face the lane. Staff advised that the Zoning Bylaw requires that coach house balconies face the lane, and a development variance permit would be required if orientation would change.



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PH17/1-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9613 be given second and third readings.

CARRIED

Opposed: Cllr. Day

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9638
(RZ 16-734204)**

(Location: 9491, 9511, 9531, 9551, 9591 Alexandra Road;
Applicant: 0731649 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

Discussion:

In response to a question from Council, staff confirmed that the applicant has agreed to plant 171 trees on the site.

PH17/1-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9638 be given second and third readings.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9641
(08-4430-01)**

(Location: City Wide; Applicant: City of Richmond)

Applicant's Comments:

Staff reported that the proposed bylaw amendment updates the affordable housing contribution rates for residential zones.

Written Submissions:

None.



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Submissions from the floor:

None.

Discussion:

Council questioned the timing of the submission of the report on potential changes to the Affordable Housing Strategy. Staff confirmed that the affordable housing contributions required under the new Affordable Housing Strategy would be applied to any applications considered by Council after September 24, 2016.

PH17/1-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9641 be given second and third readings.

CARRIED

PH17/1-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9641 be adopted.

CARRIED

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9644
(RZ 16-731320)**

(Location: 6231 Blundell Road; Applicant: Peter Hu)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Xiang Yang, 6211 Blundell Road (Schedule 1)

(b) L. Huang, et al, Richmond Residents (Schedule 2)

Submissions from the floor:

Saraban Singh, 6251 Blundell Road, opposed the rezoning application on the basis of privacy and traffic concerns, reduced sunlight to his property and the anticipated negative impact to his property value.

Stephen Bao, 7711 Cheviot Place, read aloud the letter submitted as Schedule 2.



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In response to concerns raised by the speakers and questions from Council, staff provided the following comments:

- minimum setbacks will be met on the property, all requirements of the the Official Community Plan, Area Plan, and lot size policy will be met;
- anticipated traffic and sunlight impacts to the 6251 Blundell Road property are adequately addressed in the rezoning application;
- the rezoning application meets all parking requirements and parking is not permitted in lanes;
- “No Parking” signs are not typically posted in lanes but signage could be installed if requested by the residents;
- coach houses can only be rented as a single unit and short-term rentals can be regulated by the short-term rentals bylaw that will be considered by Council in the near future or through a legal covenant;
- coach houses meet Council’s objectives for housing diversity and affordability; and
- the orientation of the coach house balconies is consistent with policy.

PH17/1-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9644 be given second and third readings.

CARRIED

Opposed: Cllr. Day

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9645
(RZ 16-736824)**

(Location: 4560 Garry Street; Applicant: Simon Wong)

Applicant’s Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH17/1-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9645 be given second and third readings.

CARRIED

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9660
(RZ 14-659770)**

(Location: 4271 Francis Road; Applicant: 101553 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/1-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9660 be given second and third readings.

CARRIED

ADJOURNMENT

PH17/1-8

It was moved and seconded

That the meeting adjourn (7:35 p.m.).

CARRIED



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Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, January 16, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Claudia Jesson)

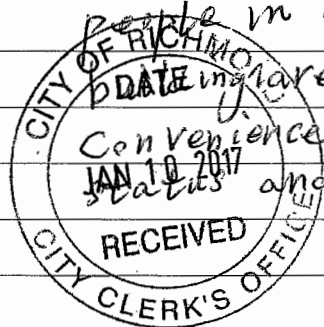
To Public Hearing	
Date:	January 16, 2017
Item #:	4 Bylaw 969A
Re:	R2 16-731320

Respecting history does not change the
status quo, Maintain our rights.

1. The original purchase of houses is seen
only two families, And is the innermost one,
Like quiet and there will be no external vehicle
and personnel access, So living in 6211 that will
feel safe is the most important choice of reason

2. At present we live mainly rely on the eastern
side of the morning sunshine, if the 6231 building
two houses will be two houses away from the future
we will be blocked the east of the sun, because
my room grows square, the future dining room window
study the window, the kitchen window forever lost
the sun, which is our family life can not stand, So
firmly opposed 6231 proposal.

3. Once again, I would like to remind the Government
of the Sino-British joint officials to listen to our
voice, Our family immigrants to Canada, living in Vancouver
Richmond is looking for convenient living, enjoy the beautiful
sunshine convenient life of the city. Do not let some
people in order to seek benefits to expand the
area, raise prices to earn more money to provide
convenience, and ultimately damage our current
status and rights of life.



6211 Blundell
V7C 1H7

Thanks!

Homeowners Ae Xiang Yan
12, 10, 2016.

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 16, 2017.

To Public Hearing
Date: <u>January 16, 2017</u>
Item # <u>4, Bylaw 9644</u>
Re: <u>RZ-16-731320</u>

Mr. Steven De Sousa
City of Richmond
Planning, Building & Development

January 9, 2017

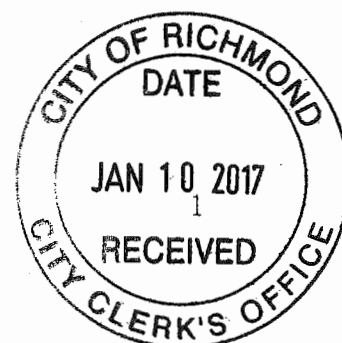
Re: Objection to Rezoning Application File No RZ16-731320

Dear Mr. Steven De Sousa

We are writing to provide community feedback and ultimately our objection to the rezoning application (File No RZ16-731320) for 6231 Blundell Road, Richmond, BC. As surrounding neighbors, please find below our reasons for objection:

- Currently, the Blundell and Cheviot place is a quiet residential area with low vehicle traffic. By rezoning to two lots, a vehicle lane entrance is created behind lot 7788 and 6211 from Cheviot. Typically these rezoned lots become high volume rental units. The two lots could hold up to 12 units with each having multiple vehicles. This creates significant vehicle traffic and also reduces the safety of the pedestrian walkway along Cheviot and Blundell Rd.
- In addition to 6231's most adjacent neighbors, there are also many surrounding neighbors including Chatsworth Rd, Chelmsford St, and Chelsea Rd who are all foot pedestrians. Everyone uses the Blundell/Cheviot pedestrian crosswalk very frequently to access the Blundell Shopping Plaza (has a Safeway), the Blundell Park and public Translink bus stop. Many are concerned this new flow of vehicle traffic access from the back ally will create serious problems for foot pedestrians (who enjoy the benefits of walking across Blundell) and also increases vehicle traffic congestions at this intersection across from Blundell Plaza.
- Adjacent lots 6251 and 6291 are still relatively new houses and currently there is likely another 20 years before they are torn down. There is no intention that these owners plan to rezone. So even if 6231 were rezoned, it still does not create a full through back lane.
- By rezoning, the owner of 6231 will obtain a great financial value, but at the expense of hurting the benefits and fee simple estates of its surrounding neighbors.

Based on the above factors, we strongly object to rezoning application File No RZ16-731320. Below are some of the signatures from the closest surrounding neighbors.



Signature by owners of:

Blundell Rd 6251

Shyh (Saraol Sult)

Blundell Rd 6211

Ae. Xiang Yang

Cheviot Pl. 7733

SIM TING SHAY

Cheviot Pl. 7711

STEVEN BANJIAN BAO

Cheviot Pl. 7720

LIU HUANG