



**Regular Council meeting for Public Hearings
Monday, January 18, 2021**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty (by teleconference)
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)

Claudia Jesson, Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10218
(RZ 18-818420)**

(Location: 8951 & 8971 Spires Road, 8991 Spires Gate, and the surplus portion of the Spires Road road allowance; Applicant: Flat Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH21/1-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10218 be given second and third readings.

CARRIED

Opposed: Cllr. Wolfe



**Regular Council meeting for Public Hearings
Monday, January 18, 2021**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10219
(RZ 18-835042)**

(Location: 9300 and 9320 Cambie Road; Applicant: Westmark Developments (Camosun) Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Matthew Sauer, (Schedule 1)
- (b) Angel La, 4099 Stolberg Street, (Schedule 2)
- (c) Roger Poon, Stolberg Street, (Schedule 3)
- (d) Huang Wen Zheng, 4133 Stolberg Street, (Schedule 4)
- (e) Petition from Residents of Remy (Schedule 5)

Submissions from the floor:

None.

PH21/1-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10219 be given second and third readings.

The question on the motion was not called as in reply to queries from Council, staff provided additional information regarding (i) the setback of the proposed development, (ii) the proposed tree planting plan to address privacy issues, (iii) shadow studies, and (iv) parking requirements.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

ADJOURNMENT

PH21/1-3

It was moved and seconded

That the meeting adjourn (7:16 p.m.).

CARRIED



City of Richmond

Minutes

Regular Council meeting for Public Hearings Monday, January 18, 2021

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 18, 2021.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, January 18, 2021.

ON TABLE ITEM

Date: Jan 18, 2021
Meeting: Public Hearing
Item: #2

From: Matthew Sauer <matthewsauer84@gmail.com>
Sent: January 17, 2021 2:46 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Amendment bylaw 10216 (RZ 18-835042)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello there, I am writing to voice my concern with the proposed rezoning for a 5 story low rise structure from westmark developments. Myself, and other residents in the building understand that our view is not guaranteed, but the design of the building could certainly be reconsidered to make it more cohesive with the surrounding neighborhood.

I think reorientation of the proposed building, a lower height, or a move of the open space is a much better alternative for all involved, and will ensure my neighbors quality of life, and property values are not affected. Our building is full of first time home buyers, who struggled to obtain property in Richmond, and if our equity is weakened, we will be in a bad spot.

We ask for consideration of additional options.

Matthew



Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, January 18, 2021.

ON TABLE ITEM

Date: Jan 18, 2021
Meeting: Public Hearing
Item: #2

From: Angel La <angel.la485@yahoo.com>
Sent: January 18, 2021 1:51 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Re: PUBLIC HEARING JANUARY 18 2021 at 7pm

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Here is my comment:

Due to privacy issue, I would suggest to face the new building's court yard to east side (face Remy' side) instead of facing west to leave a certain space between 2 buildings.

Thanks,
Angel

From: Angel La <angel.la485@yahoo.com>
Sent: January 18, 2021 1:39 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Re: PUBLIC HEARING JANUARY 18 2021 at 7pm

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

Can I add my comment by email instead of speaking in the meeting?

Thanks,
Angel

From: Angel La <angel.la485@yahoo.com>
Sent: January 18, 2021 12:24 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: PUBLIC HEARING JANUARY 18 2021 at 7pm



City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

To whom it may concern,

I'm an owner of the unit in Remy building 4099 Stolberg St, Richmond

I would like to attend the public hearing tonight Jan 18 at 7pm via phone or virtual.

Please let me know how I can attend the meeting.

Thanks

Sent from Yahoo Mail on Android

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, January 18, 2021.

ON TABLE ITEM

Date: Jan 18, 2021
Meeting: Public Hearing
Item: #12

From: Roger Poon <rogerpoon126@gmail.com>

Sent: January 15, 2021 11:34 PM

To: CityClerk <CityClerk@richmond.ca>

Subject: Comment on Public Hearing Jan. 18, 2021 -- 9300 and 9320 Cambie Road (RZ 18-835042)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Sirs/Madam,

In response to the Notice of Public Hearing for 9300 and 9320 Cambie Road, Richmond, please see attached PDF for the concerns regarding this development.

Appreciated if you may acknowledge this email.

Thank you for your attention..

Best Regards

Owner of Remy Unit 167.

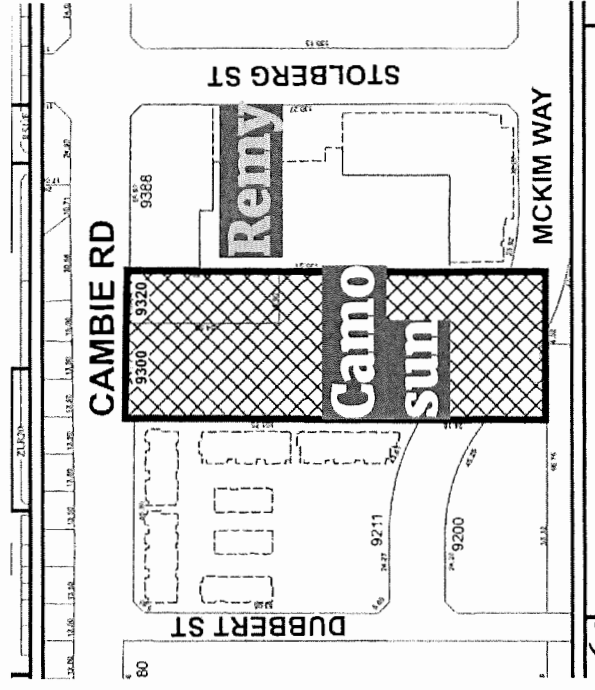
Sent from Mail for Windows 10



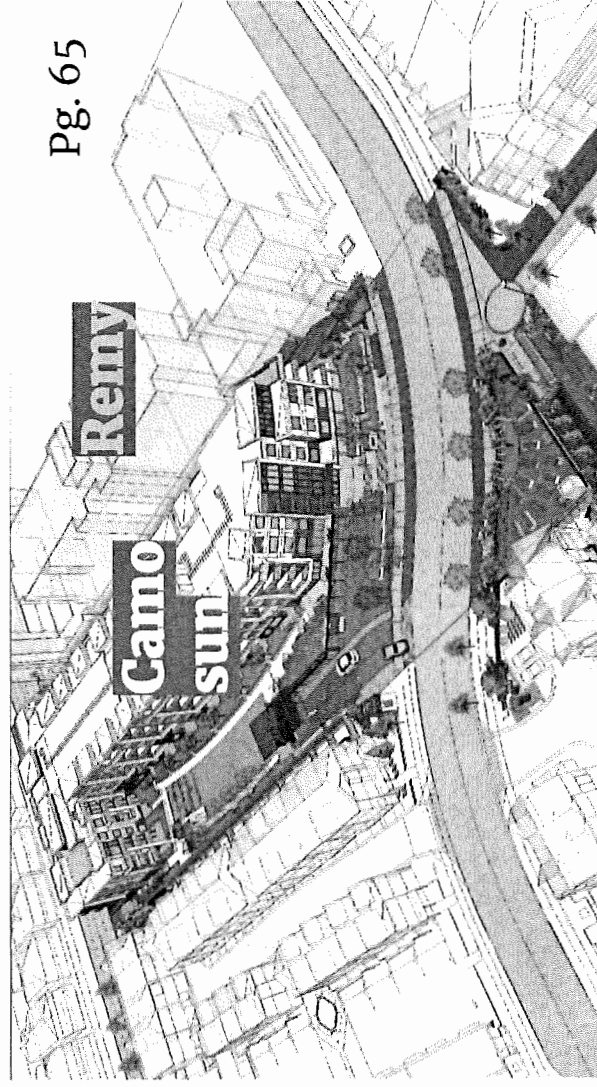
About

Westmark Developments (Camosun) Ltd. has submitted plans for a 5 storey 128 apartment units West of Remy; our residence

Location



Pg. 62



Pg. 65

The Main Problem

The Camosun lot is 5 stories high and only 1.5m (5ft) away from the West face of Remy



EAST PROPERTY LINE INTERFACE

Road Dedication and Site Access

Road dedication along the site's Cambie Road frontage is required to accommodate frontage improvement works. This dedication will start at a width of approximately 3.5 m at the west property line and taper down to approximately 1.5 m at the east property line. In addition, a 20 m wide road dedication is required to accommodate the **Remy** extension of McKim Way through the site. Pg. 56

Additional Problems

The Camosun lot development's close proximity will:

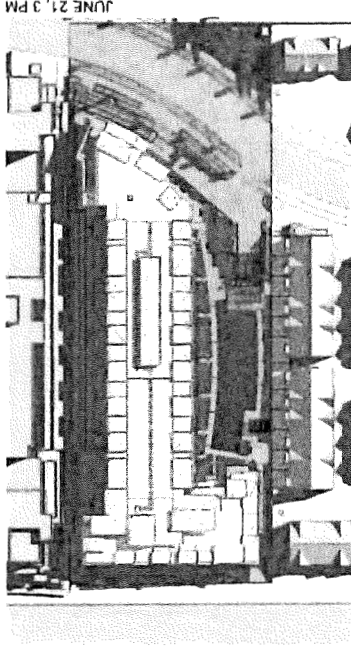
- Lead to a **loss of privacy**
- **Block sunlight** all day
- Cause a **temperature drop** from shade
- Cause moisture to be trapped between the buildings leading to **mold and mildew** on surfaces

WILL DECREASE RENTY

PROPERTY VALUE



March, no sunlight at 3pm



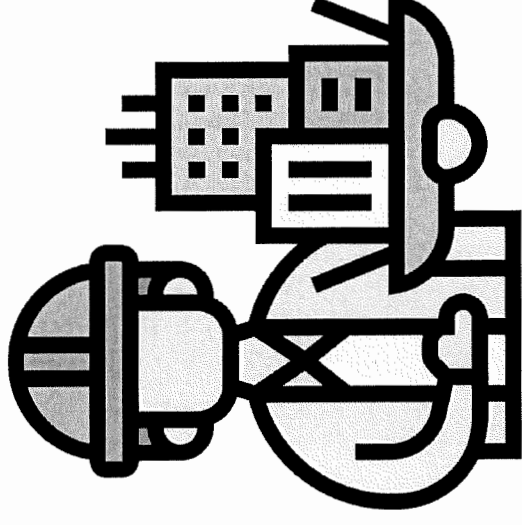
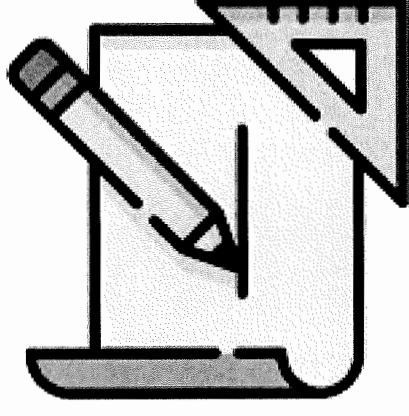
June, lower floors no sunlight at 3pm



September no sunlight at 3pm

Possible suggestions

- 1) Switch courtyard from West side to East (facing Remy)
- 2) Increase East side knockback clearance so it is not blocking sunlight for lower floors year-round
- 3) Lower building height
- 4) Rotate building orientation to avoid loss of sunlight and privacy



Schedule 4 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, January 18, 2021.

ON TABLE ITEM

Date: Jan 18, 2021
Meeting: Public Hearing
Item: 113

From: 范秋瑞 <fqr5199@icloud.com>
Sent: January 12, 2021 4:11 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Notice of public hearing about 9300 and 9320 road

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Sir/Madam,

My name is Huang Wen Zheng. I have received a letter from Richmond City Hall ,about 9300 and 9320 Cambie Road. My address is 195-4133 Stolberg St. The development of a five storey multi-family apartment is facing my unit. Because my unit is ground level and only sees sunlight from the west side. The project is just on my unit's west side. I have two questions: how far is the development project from my windows as I am concerned that the project will be too tall and will block the sunlight. That is a big problem, I hope the development project won't be too tall, maybe four stories is better. I want get further information from you. Thanks!



Schedule 5 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Date: January 18, 2021 Monday, January 18, 2021.

ON TABLE ITEM

Date: Jan-18, 2021
Meeting: Public Hearing
Item: #12

To : Richmond City Hall

Attention.: Director, City Clerk's Office

Fax.: 604-278-5139

**Reference: Notice of Public Hearing for Jan. 18, 2021 - 9300 and 9320
Cambie Road**

Total number of pages: 7 (Inc. cover page)

From: Roger Poon Owner of Remy Unit 167

Contact: rogerpoon126@gmail.com

HOW TO HELP

Attend public hearing meeting

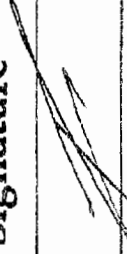



Monday, January 18, 2021 - 7 pm.




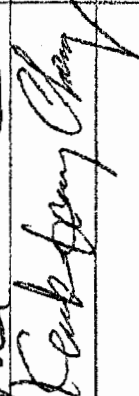
Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Voice your concerns

Monday, 18th, 2021 BEFORE 4pm
Attention: Director, City Clerk's Office
Fax: 604-278-5139
Email: cityclerk@richmond.ca

Sign this petition

Name	Signature	Unit	Contact
Roger Poon		167	rogerpoon126@gmail.com
Matt Suro		668	matt@suro.ca
Roni Bains		161	ronibains2@gmail.com
MARIA LEE		420	mr.lee000@gmail.com

Name	Signature	Unit	Contact
ED KAN		566	edkan79@gmail.com
KIT WONG		ISS	
VICTOR LU.		165	VictorLu88@gmail.com
KUNOK-KAY CHENG		666	benny.cheng@live.com