



**Regular Council Meeting for Public Hearings  
Monday, January 20, 2014**

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

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9082**  
(Location: 7491 Lindsay Road; Applicant: 0868256 BC Ltd.)

*Applicant's Comments:*

The applicant was not available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH14/1-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9082 be given  
second and third readings.*

**CARRIED**



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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9083**  
(Location: 11580 Cambie Road; Applicant: Pacific Land Group)

*Applicant's Comments:*

Brent Tedford, Pacific Land Group, stated that the Arbutnot Group is a local family-owned operator of liquor outlets and pubs since 1975. They currently operate four retail stores in the lower mainland. They have an excellent staff training program and a near perfect record with the Liquor Control and Licensing Board. Since 1975 they have had only one infraction from the Liquor Board. Impacts to traffic and parking have been evaluated by a Transportation Engineer and no concerns were noted. Also, he noted that extensive polling was conducted on site which indicated 80% support for the relocation of the liquor store license from the Sheraton Four Points Hotel to the Cambie Plaza Shopping Centre.

*Written Submissions:*

None.

*Submissions from the floor:*

Mr. Walia, a local liquor store owner, stated that he was not opposed to the liquor store but raised a concern with the location based on his personal research for his own store. He was of the understanding that the location was not a desirable location due to the neighbouring school, park and church. Therefore, based on such information, he did not pursue this particular location for his own store. In his opinion, Mr. Walia stated that nothing had changed and the area remains sensitive with a busy park and school located nearby.

Darryn Young, Richmond resident, spoke in opposition to the proposed application. Mr. Young was of the opinion that the subject site was not suitable for a liquor store due to its proximity to a park, school, and church.

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9083 be given second and third readings.***

The question on Resolution No. PH14/1-2 was not called as clarification was requested from staff regarding changes that may have affected this type of rezoning application.

PH14/1-2



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Wayne Craig, Director of Development, stated that in terms of City policy nothing had changed related to the liquor store criteria. The City had received one previous application for a liquor store in the area. Public consultation during the previous application indicated that there was overwhelming opposition from the community. The public consultation conducted with this application indicated that there was support from a segment of the community for a liquor store at this location.

Discussion ensued regarding the merits of the application. Generally, members of Council supported the proposal as Cambie Road and No. 5 Road would provide an adequate buffer and the retail outlet would not pose any danger to the area. Council members opposed to the proposed development expressed concern that by approving the exception to the City guidelines with respect to proximity to school and park facilities it could be perceived as being unfair to those businesses that comply with the guidelines and has the potential to open the door for similar applications.

In reply to a query regarding any decision of Council on the previous application, Mr. Craig advised that the previous application was withdrawn by the applicant after the public consultation period and this did not come before Council. He noted that the distance from schools and parks are regulated by a policy adopted by Council and not a City bylaw.

Discussion continued concerning referring the policy to staff for review of the location of liquor outlets.

The question on Resolution No. PH14/1-2 was then called and it was **CARRIED** with Cllr. Au opposed.

PH14/1-3

It was moved and seconded

*That the policy regarding "Guidelines for Free-Standing Licensee Retail Store (LRS) Rezoning Applications" be referred to staff to review the location of liquor outlets and report back following the introduction of the revised Provincial guidelines for liquor outlets.*



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The question on Resolution No. PH 14/1-3 was not called as discussion ensued regarding the merits of the referral to amend the policy as the guidelines regulate both retail stores and pubs. Members suggested that in light of pending changes in Provincial legislation related to liquor licensing the referral was redundant. Mr. Craig stated that should the Provincial legislation related to liquor retail outlets be revised staff would revisit the City policy.

The question on Resolution No. PH14/1-3 was then called and it was **CARRIED**.

**3. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9085, OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9086, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9087**

(Location: 9051 and 9055 Dayton Avenue; Applicant: Yamamoto Architecture Inc.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

Ray Luetzen, 8351 Heather Street (**Schedule 1**)

Charles and Irene Webster, 8291 Heather Street (**Schedule 2**)

*Submissions from the floor:*

None.

PH14/1-4

It was moved and seconded

*That Official Community Plan Bylaw 9000, Amendment Bylaw 9085; Official Community Plan Bylaw 7100, Amendment Bylaw 9086; and Richmond Zoning Bylaw 8500, Amendment Bylaw 9087 be given second and third readings.*

**CARRIED**

**Opposed:** Cllr. Barnes  
Cllr. Steves



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- 4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9088**  
(Location: 8951 Heather Street; Applicant: Kulwinder Pooni)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

Peter Lam, 9211 Francis Road (Schedule 3)

*Submissions from the floor:*

None.

PH14/1-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9088 be given second and third readings.*

The question on Resolution No. PH14/1-5 was not called as staff was directed to inform Mr. Lam of the varying lot widths in the area.

The question on Resolution No. PH14/1-5 was then called and it was **CARRIED**.

- 5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9089**  
(Location: 16540 River Road; Applicant: Viridi Pacific Holdings Ltd.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

Doris Lougheed, 19000 River Road (Schedule 4)

*Submissions from the floor:*

None.

PH14/1-6

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9089 be given second and third readings.*

**CARRIED**

Opposed: Cllr. Barnes  
Cllr. Steves



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**ADJOURNMENT**

PH14/1-7

It was moved and seconded  
*That the meeting adjourn (7:35 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, January 20, 2014.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
City Clerk's Office (Michelle Jansson)

Schedule 1 to the Minutes of the Council Meeting for Public Hearings held on Monday, January 20, 2014.

Mayor and Councillors

From: Webgraphics  
 Sent: Friday, 10 January 2014 2:51 PM  
 To: Mayor and Councillors  
 Subject: Send a Submission Online (response #764)

To Public Hearing  
 Date: Jan 20, 2014  
 Re: 9051 & 9055 Dayton Ave  
 R2 11-589989

Categories: 12-8060-20-9085 (xr: B/L 9086 & 9087) 9051 & 9055 Dayton Ave - Yamamoto Architecture

Send a Submission Online (response #764)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	1/10/2014 2:49:38 PM

Survey Response

Your Name	Ray Luetzen
Your Address	8351 Heather Street
Subject Property Address OR Bylaw Number	9051 and 9055 Dayton Avenue

Comments

Unfortunately, I am not able to attend the Public Hearing, Monday January 20, 2014, but wish to address a few concerns that I have concerning this proposed project. Having lived in our residence for 34 years, we have seen many changes in Richmond, a lot of them for the better. The main concerns we have about the proposed development are as follows: 1/ It is our understanding that the present hedge that separates us from the site will remain (with some pruning). The site maps that are available online are not clear on that matter. The hedge has taken over 30 years to grow, providing privacy and noise control and it would be criminal to have it removed. 2/ The paved areas of the present property have caused excessive run-off water during moderate to heavy rains which in turn creates flooding in our and neighbouring back yards. The present storm sewer drains location and capacity seem inadequate for the site area. 2/ Traffic flow from

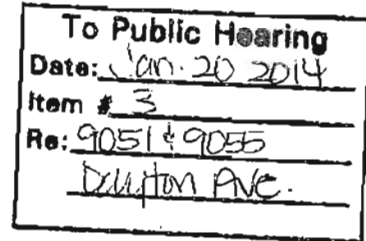
Garden City through Dayton Avenue to Heather Street already is and will be a bigger problem. Parking should be restricted to one side of the street as vehicles now have to alternate to travel through. There is a tremendous amount of traffic that exits from the shoppingcenter onto Dayton in both directions creating potential traffic jams. We trust that the concerns will be addressed and not just dismissed in the name of "progress".



**Badyal, Sara**

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From: CE WEBSTER [i\_m\_webster@shaw.ca]  
Sent: Thursday, 16 January 2014 03:46 PM  
To: Badyal, Sara  
Subject: Fwd: RZ11-589989



----- Forwarded Message -----

From: "CE WEBSTER" <i\_m\_webster@shaw.ca>  
To: "sara" <badyal@richmond.ca>  
Sent: Thursday, January 16, 2014 1:38:12 PM  
Subject: RZ11-589989

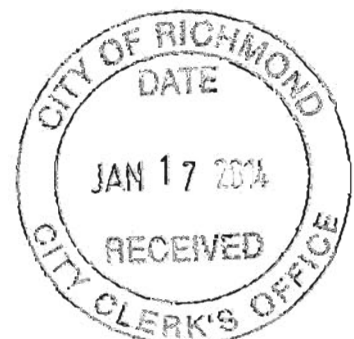
Sara

We live at 8291 Heather Street and were in to see the site plans for the property behind us (fondly known as the back lands) bordered at the ends by Dixon and Dayton.

WE have a few questions:

- a) What is the grading for the development? Will it be in keeping with the height of the road or higher? If it is higher than the existing long standing structures we as well as others will face run off water in our backyards during the wet season.
- b) I noticed we are slated for sewer upgrade, will we be notified of the approximate date?
- c) The existing cedar hedge marked for preservation: will it be maintained by a landscaping company?
- d) We have concerns about the entrance and exit on Dixon. There are vehicles parked there long term (2 Ford 150 trucks parked there for a week or weeks at a time, the limo service park their long cars, others use it for long term parking). The width of the road is compromised as is the ability to pass. Also Emergency vehicles will have issues trying to navigate. Is there a plan to issue parking permits for those with more than 2 cars. There will need to be better intersection control at Dixon and Heather as many vehicles do not stop at the Dixon STOP SIGN. Perhaps a 4 way stop sign.
- e) What is the proposed start date for this project. And who do we contact when trades start work outside of regular hours.
- f) Has there ever been an impact study done on existing Community Resources ie, schools, emergency services, physicians, hospital, police force to name a few. It seems to me there are many building permits given but no accompanying impact study.

Thank you for taking the time to read this.  
Charles (Mickey) and Irene Webster.



**MayorandCouncillors**

From: Webgraphics  
 Sent: Monday, 20 January 2014 12:53 PM  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #765)  
 Categories: 12-8060-20-9088 - RZ 13-645746 - 8951 Heather St. - Pooni

<p><b>To Public Hearing</b>                  Date: <u>Jan 20, 2014</u>                  Item #: <u>4</u>                  Re: <u>8951 Heather St.</u>  <u>RZ 13-645746</u></p>
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Send a Submission Online (response #765)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	1/20/2014 12:52:42 PM

Survey Response

Your Name	Peter Lam
Your Address	9211 Francis Road
Subject Property Address OR Bylaw Number	8951 Heather Street, RMD
Comments	<p>We oppose to the subdivision rezoning request at 8951 Heather Street, RMD. It seems the Richmond bylaw now permits 9 meters frontage. But from what we understand, the minimum frontage of a single family lot is used to be 10 meters with a reason. If we allow the subject property lot to be subdivided into two, we will create two "pencil" houses in the end. This stretch of Heather street have been greatly re-developed and transformed over the years, All the new houses on Heather have at least 10 meters frontage. Yet I still find them looked ridiculous in that you stand in front of the property, you only see a double garage door, nothing else. You don't see any entrance. No living room window. I don't even want to imagine what the house will look like with only 9 meters frontage. Look, the last thing we want to see would be someone posting pictures on youtube about some ridiculous looking houses in Richmond. That would be a show stopper. I am pro development, but let's</p>

be reasonable, not this location for subdivision. None of the properties on Heather Street have less than 10 meters frontage as of today. Let's keep it that way. And since they can't go wide, I am sure the developers will go even higher. The new houses will dwarf all the neighbors like monsters. No monster pencil houses. Please stop.

To Public Hearing  
Date: Jan 20, 2014  
Item # 5  
Re: 16540 River Rd  
ZT 13-636744

CITY OF RICHMOND  
COUNCIL CENTRE

JAN 13 2014  
8:45am

January 10, 2014

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

Schedule 4 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
January 20, 2014.

**RE: Richmond Zoning Bylaw 8500 Amendment Bylaw 9089 [ZT 13-636744] on 16540 River Road Richmond**

I am writing this letter to the City of Richmond as a concerned citizen witnessing the effects of the past approved "truck storage" and other outdoor storage yards in that area of the 16000 block of River Road.-

After talking to Kevin Eng, your City Planner, it is obvious that this is all in the design stages of more trucks to be placed on River Road, the road that is also the dyke that protects our City. Since the allowing of the truck parking in that area, there had been increased trucks (greater than 9 tons) especially to the east of that area. Designing of access to those properties (ie 16780 River Road) that has road separators or delineators is not working considering that there WERE 10 delineators to prevent tractor trailers from going EAST, however they had to already be once replaced a year ago and now again there is only 1 delineator left trying uselessly to stay in place for so many of the transport tractors cross the double yellow line to go EAST.

I am writing to appeal to the city council on what are the realities of trying to use River Road. I adamantly object to broadening the land use of that property (16540 River Road) for the purposes of outdoor storage. Kevin Eng told me that the height restriction will be to 4.5 metres. I still OBJECT to this after again witnessing the effects of the RAYMONT container storage operation. If you ever try to go east on River Road from No. 6 Road weekdays, invariably there are numerous highway transport tractors laden with containers that are PARKED on that section of River Road, blocking River Road. After sitting behind these trucks for a while wondering what is happening, I risk my well being and cross the double line into oncoming traffic. These parked tractor trailers are trying to get access to the Raymont property to unload their containers.

Any containers or other outdoor storage that would be placed on this 16540 River Road property would need to be taken there and picked up by tractor trailers placing more traffic onto River Road even to the EAST of these properties. More and more shipping containers are being placed on rural properties without any view of what is right and proper for a city and what they look like. Keep industrial containers on industrial zoned sites. Do you want a shipping container placed in your neighbourhood?

The 16000 River Road area properties were approved for truck storage a short while ago with certain conditions and restrictions. At that time, the City of Richmond Council took plenty of time to consider zoning and usage for those properties. Why should this property zoning again be amended by the By-Law process? I am witnessing the effects especially on weekdays when these trucks drive eastward on River Road. More truck traffic due to picking up and returning "outdoor storage" units such as shipping containers and towable trailers is not the best situation for the rural community to the east of No. 7 Road.

In addition, large trucks, dump trucks, transport trailer units and other heavy vehicles upon exiting these sites deposit a thin slimy mud on River Road that builds up upon the road surface. With rain these fine mud particles are washed eventually into the River Road ditch which is a recognised Fisheries Habitat.

I plead with the City Council members not to allow this Amendment to go ahead. There have been issues with truck traffic and I emphasize that for an increase of the volumes of these heavy vehicles due to increased back and forth movement to and from these properties will just exacerbate these problems.

Respectfully objecting to the By-law amendment,  
Doris Lougheed  
19000 River Road,  
Richmond, BC V6V1M3

