



**Regular Council Meeting for Public Hearings
Monday, January 21, 2013**

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 Brodie opened the proceedings at 7:00 p.m.

1. Zoning Amendment Bylaw 8700 (RZ 10-521413) & Bylaw 7840 (RZ04-272351)

(Location: 6551/6553 Williams Road & 6511/6531 Williams Road;
Applicant: Urban Era Builders and Developers Ltd. & Parmjit Randhawa)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH13/1-1

It was moved and seconded

That Zoning Amendment Bylaw 8700 be given second and third readings.

CARRIED



**Regular Council Meeting for Public Hearings
Monday, January 21, 2013**

PH13/1-2

It was moved and seconded

That Zoning Amendment Bylaw 7840 be given third reading.

CARRIED

2. Zoning Amendment Bylaw 8967 (RZ 12-598701)

(Location: 6711, 6771 and 6791 Williams Road; Applicant: Interface Architecture Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Jatinder Dhillon, 9708 Gilhurst Crescent (Schedule 1)

(b) Craig Bradshaw, 6860 Shawnigan Place (Schedule 2)

Submissions from the floor:

None.

PH13/1-3

It was moved and seconded

That Zoning Amendment Bylaw 8967 be given second and third readings.

The question on Resolution No. PH13/1-3 was not called as discussion ensued concerning the written submission by Mr. Bradshaw and the preservation of the cedar hedge. Staff were directed to consult with the property owner regarding the preservation of the existing cedar hedge.

The question on Resolution No. PH13/1-3 to give second and third reading to Bylaw 8967 was then called and it was **CARRIED**.

3. Zoning Amendment Bylaw 8970 (RZ 12-615299)

(Location: 10251 Bird Road; Applicant: Ronald Herman, Anita Herman & Tammia Bowden)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.



**Regular Council Meeting for Public Hearings
Monday, January 21, 2013**

Submissions from the floor:

None.

PH13/1-4

It was moved and seconded

That Zoning Amendment Bylaw 8970 be given second and third readings.

CARRIED

4. Zoning Amendment Bylaw 8972 (RZ 11-586280)

(Location: 9431, 9451, 9471 and 9491 Williams Road; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Stewart Whitfield, 9371 Pinewell Crescent, stated his concerns were mainly with potential flooding on his property, on-site drainage, grading, and privacy. He suggested a retaining wall be installed to address the issues.

Mr. Wayne Craig, Director of Development, advised that through the Building and Development Permit processes, on site drainage issues will be addressed and that a preliminary landscape plan shows a hedge along the north property line. Further information can be made available at the time of the Development Permit process.

PH13/1-5

It was moved and seconded

That Zoning Amendment Bylaw 8972 be given second and third readings.

CARRIED

5. Zoning Amendment Bylaw 8979 (RZ 12-603740)

(Location: 16700 River Road; Applicant: Brian Dagneault Planning Consultants Ltd.)

Applicant's Comments:

The applicant was available to answer questions.



**Regular Council Meeting for Public Hearings
Monday, January 21, 2013**

Written Submissions:

- (a) Steve Easterbrook, 17740 River Road (Schedule 3)

Submissions from the floor:

None.

Council Deliberations:

In response to the email submission from Mr. Easterbrook, Mr. Craig advised that the application was not referred to the Agricultural Advisory Committee as the lands are not within the Agricultural Land Reserve and the rezoning is consistent with the industrial designation within the Official Community Plan. In terms of the notification area for the public hearing, the standard notification area was recommended by staff.

PH13/1-6

It was moved and seconded

That Zoning Amendment Bylaw 8979 be given second and third readings.

CARRIED

OPPOSED: Councillor Linda Barnes
Councillor Harold Steves

ADJOURNMENT

PH13/1-7

It was moved and seconded

That the meeting adjourn (7:15 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 21, 2013.

Mayor (Malcolm D. Brodie)

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

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Monday, 21 January 2013 2:17 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #727)

To Public Hearing	
Date:	Jan 21/13
Item #	2
Re:	Zoning Amendment Bylaw 8967

Send a Submission Online (response #727)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/21/2013 2:23:55 PM

Survey Response

Your Name:	Jatinder Dhillon
Your Address:	9708 Gilhurst Crst. Richmond, BC V7A 1P2
Subject Property Address OR Bylaw Number:	8967
Comments:	I am the owner of 6633 Williams Road. I would like to express that I am in favour of the re-zoning. I fel townhouses in the area will be favorable to the area.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Monday, 21 January 2013 2:23 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #728)

To Public Hearing	
Date:	Jan 21 / 13
Item #	2
Re:	Zoning Amendment Bylaw 8967

Send a Submission Online (response #728)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	1/21/2013 2:30:20 PM

Survey Response

Your Name:	Craig Bradshaw
Your Address:	6860 Shawnigan Place, Richmond
Subject Property Address OR Bylaw Number:	Bylaw 8967 (RZ 12-598701)
Comments:	This zoning amendment bylaw relates to the property immediately south and adjacent to my residence. I want to insure that the large mature cedar hedge, located on the south boundary of my property, is protected and not damaged during the redevelopment process. This hedge provides privacy as well as sound buffering for my residence, and is also a significant landscaping feature. There are also numerous large mature trees of varying species on the subject property, as well as those adjacent to the subject property. To maintain the character and ambiance of the current neighbourhood it is critical that these trees be maintained.

Jansson, Michelle

To: Eng, Kevin
Subject: RE: Public Hearing to Rezone AG1 Land to Storage

To Public Hearing
Date: Jan 21 /13
Item # 5
Re: Zoning Amendment
Bylaw 8979

From: Steve Easterbrook [mailto:steve@rabbitriverfarms.com]

Sent: Friday, 18 January 2013 10:12

To: Eng, Kevin

Cc: Bill Jones; Bill Zylmans; Steves, Harold; Danny Chen; Dave Sandhu; Krishna Sharma; Kyle May; Scott May; Todd May; Crowe, Terry; Kathleen.Zimmerman@gov.bc.ca; Tony.Pellett@gov.bc.ca

Subject: Public Hearing to Rezone AG1 Land to Storage

Importance: High

Co-Chairs and Fellow Ag Advisory Committee Members,

I'm wondering if any of you have heard of a Public Hearing set for Monday January 21st to rezone AG1 land at 16700 River Road. I was under the understanding that rezoning applications and other issues related to Agricultural Land in Richmond were supposed to come to the AAC for input as part of the pre-requisite for considering rezoning. Also, the Mayor and counsel specified that mail notices for public hearings related to agricultural areas would be sent to properties within a 1 km radius as opposed to other zoning districts which would only require notice to property owners within 50 meters. This special amendment was implemented to ensure adequate notice to land owners affected in the more sparsely populated Agricultural areas of Richmond. According to the City Clerk's office the Notice on the subject Public Hearing was only mailed to properties within 50 meters so the rules implemented by Counsel were not properly followed to inform neighbours that are affected by this possible rezoning.

So it looks like this Public Hearing to rezone AG1 land has again flown under the radar. Ag1 and ALR land is being chopped away at one property at a time moving east along River Road. There are more and more trucks travelling the full length of River Road east & west so it is becoming a Commercial Highway even though is a 9 tonne load limit which is ignored by the trucks that are using some of the storage properties that have already been rezoned west of the subject property. There is no City monitoring or RCMP monitoring of truck traffic bylaw i

I missed one of the AAC meetings a few months ago so maybe the other members of the AAC were aware of this???? If not this is another incident of lack of process that diminishes the effectiveness, purpose and stewardship duties of the AAC. Please let me know your thoughts.

Steve Easterbrook

Rabbit River Farms
17740 River Road,
Richmond, BC V6V 1L9
Tel: 604-447-2694
Fax: 604-447-2614
Cell: 778-668-8848

Jansson, Michelle

To: Eng, Kevin
Subject: RE: Public Hearing to Rezone AG1 Land to Storage

From: Eng, Kevin
Sent: Friday, 18 January 2013 17:07
To: 'Steve Easterbrook'
Cc: 'Bill Jones'; 'Bill Zylmans'; Steves, Harold; 'Danny Chen'; 'Dave Sandhu'; 'Krishna Sharma'; 'Kyle May'; 'Scott May'; 'Todd May'; Crowe, Terry; 'Kathleen.Zimmerman@gov.bc.ca'; 'Tony.Pellett@gov.bc.ca'
Subject: RE: Public Hearing to Rezone AG1 Land to Storage

Hi Steve and all.

An application to rezone 16700 River Road is proceeding to Public Hearing on Monday, January 21, 2012. For reference, I have attached a link to the Public Hearing agenda and staff report if you would like additional information on the proposal. The application involves rezoning the site to allow for commercial vehicle parking and storage and general outdoor storage:

- http://www.richmond.ca/cityhall/council/agendas/hearings/2013/012113p_agenda.htm

This rezoning application at 16700 River Road was not forwarded to the AAC for the following reasons:

- The subject site is not contained in the ALR.
- The 2041 Official Community Plan (OCP) Land Use Designation for the site and the 16,000 block of River Road is "Industrial". The subject proposal involving commercial vehicle parking and general outdoor storage is consistent with the OCP Industrial designation.
- The rezoning proposal complies with a Council approved Interim Action Plan, which identifies a number of provisions that must be met and addressed through the processing of rezoning application for commercial vehicle parking and outdoor storage. The proposal at 16700 River Road complies with and has addressed all components of the Interim Action Plan.
- Pertaining to trucks travelling on River Road – through the rezoning application, the proponent/property owner is required to undertake works to ensure that trucks travelling to and from the site comply with approved routes in the area. These approved routes for trucks only permit travel on River Road WEST of the sites approved for truck parking out to No. 6 Road only. Through the rezoning, construction and modification of the driveway access to the subject site (based on a design approved by City Transportation staff) is required that will restrict truck turning movements to/from the site. Therefore, trucks turning into the site will be restricted to right-in turns only (travelling from the west only). Trucks exiting the site will be restricted to left-out turns only (travelling west on River Road out to No. 6 Road). Construction, inspection and approval of a modified driveway to the subject site is being secured as a rezoning consideration and must be completed prior to getting final adoption of the rezoning application. These turning restrictions to be implemented with the site at 16700 River Road will not enable any commercial vehicles or trucks to travel east on River Road (i.e., in between Kartner Road allowance, No. 8 Road, No. 9 Road and Westminster Highway). These turning restrictions are being secured for all properties that are applying for rezoning in the 16,000 block of River Road.

Please contact me if you have any questions or require clarification.

Regards,
Kevin Eng
Policy Planning
City of Richmond
Ph: 604-247-4626
keng@richmond.ca