



**Regular Council meeting for Public Hearings
Monday, January 22, 2018**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
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

Absent: Councillor Chak Au

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

**1. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT
BYLAW 9215 AND RICHMOND ZONING BYLAW 8500,
AMENDMENT BYLAW 9216**

(Location: 4700 No. 3 Road; Applicant: Bene (No. 3) Road Development Ltd.)

Applicant's Comments:

In response to queries from Council, the Applicant advised that the inclusion of solar panels and other energy saving alternatives can be examined for the proposed development.

Written Submissions:

None.

Submissions from the floor:

None.



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PH18/1-1 It was moved and seconded
That Official Community Plan Bylaw 7100, Amendment Bylaw 9215 be given second and third readings.

CARRIED

PH18/1-2 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9216 be given second and third readings.

CARRIED

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9755**
(Location: 9211, 9251, 9271, 9291 Odlin Road; Applicant: Polygon Development 302 Ltd.)

Applicant's Comments:

In response to queries from Council, the Applicant advised that the proposed development will be largely made up of two-bedroom or more units.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/1-3 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9755 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9760**
(Location: City Wide; Applicant: City of Richmond)

Applicant's Comments:

In response to queries from Council, Wayne Craig, Director, Development, advised that staff will liaise with Affordable Housing and Corporate Communications staff to convey all pertinent information to the community.

Written Submissions:

None.



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Submissions from the floor:

None.

PH18/1-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9760 be given second and third readings.

CARRIED

PH18/1-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9760 be adopted.

CARRIED

4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9780

(Location: 8511 Capstan Way, 3280 and 3360 No. 3 Road, and 3131 Sexsmith Road;
Applicant: Concord Pacific)

Applicant's Comments:

In response to queries from Council, the Applicant advised that the inclusion of solar panels on the proposed developments rooftop can be examined and that staff are examining increasing the percentage of three-bedroom units in the complex. Also, the Applicant highlighted that the proposed new arts facility will be a great addition to the City and be beneficial for the community.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/1-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9780 be given second and third readings.

CARRIED



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5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9790**
(Location: 9071 Dayton Avenue; Applicant: Rav Bains)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/1-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9790 be given second and third readings.

CARRIED

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9812**
(Location: 9980 Westminster Highway; Applicant: Bene No 4 Development Ltd.)

Applicant's Comments:

In response to queries from Council, Mr. Craig advised that the development is consistent with the Area Plan and that following review of the proposed development site the Transportation Department noted that traffic impacts would be minor. Also, he advised that a road dedication on Westminster Highway and No. 4 Road will be provided for future road widening.

In reply to queries from Council, the Applicant advised that inclusion of solar panels on the proposed development can be examined. Also, he commented on access to the proposed development, noting that access through the adjacent complex was not feasible as it would interfere with existing structures.

Discussion took place on the potential safety concerns along No. 4 Road and Mr. Craig advised that staff would liaise with the Transportation Department on the potential to install additional traffic management signs.

Written Submissions:

Lillian Ho, Council Chair for the Artisan Complex, 9811 Ferndale Road (Schedule 1).



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Submissions from the floor:

None.

PH18/1-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9812 be given second and third readings.

CARRIED

ADJOURNMENT

PH18/1-9

It was moved and seconded

That the meeting adjourn (7:22 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 22, 2018.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, January 22, 2018.

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

ON TABLE ITEM

Date: January 22, 2018
Meeting: PUBLIC HEARING
Item: G - BYLAW 9812

From: Lillian - <nutri305@hotmail.com>
Sent: Sunday, 21 January 2018 14:40
To: CityClerk
Cc: Lillian -; Nikolic,Diana
Subject: File No: (RZ 16-741722) 9980 Westminster Highway rezone

To David Weber and Diana Nikolic

Re: 9980 Westminster Highway rezone

I'm writing on behalf of our complex, Artisan (9811 Ferndale Road). We are concerned about the impact on the traffic at the southwestern corner of Westminster highway and No. 4 road with the proposed development.

With the proposed 17 townhouse project, it will inevitably increase the traffic flow substantially at the aforementioned area, thus adding congestion, travel time, and risk of accidents at this already busy junction. In particular, we are worried about the foreseeable significant amount of traffic going in and out of the proposed project impacting on the overall traffic flow along No. 4 road and Westminster highway. Due to the recent rapid development of central Richmond, traffic has been diverging onto outer roads such as Garden City and No. 4 road, thus there has been noticeable increase in traffic on No. 4 road. At the same time, Westminster highway has always been a main thoroughfare in and out of Richmond. With the above in mind, this project will very likely further deteriorate the traffic flow at his major junction.

We ask the City planning to keep in mind the overall safety of the neighbor traffic. If there is no alternate solution, the lanes for the residents to go into the 9980 Westminster complex have to be wide enough not to disrupt the flow of #4 Road (both north and south bound) to minimize potential car accidents.

Thank you.
Lillian Ho Council Chair for the Artisan

PHOTOCOPIED

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JAN 22 2018

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