



**Regular Council meeting for Public Hearings  
Monday, February 16, 2015**

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

Michelle Jansson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9044 (RZ 02-208277)**  
(Location: 18691 Westminster Highway; Applicant: Nanaksar Gurdwara Gursikh Temple)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH15/2-1 It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9044 be given second and third readings.***

**CARRIED**



**Regular Council meeting for Public Hearings**  
**Monday, February 16, 2015**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9179  
(RZ 14-658085)**

(Location: 9800, 9820, 9840 and 9860 Granville Avenue; Applicant: Zhao XD Architect Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Jimmy Tham, 7060 Bridge Street (Schedule 1)
- (b) Shih Lu and Reng Fang Chang, 9880 Granville Avenue and 7031 No. 4 Road (Schedule 2)
- (c) Shih Lu and Reng Fang Chang, 9880 Granville Avenue and 7031 No. 4 Road (Schedule 3)

*Submissions from the floor:*

None.

In reply to queries from Council, Zuedong Zhao, Zhao XD Architect Ltd., advised that, as the City's Zoning Bylaw required 1.4 parking spaces per unit, single-car garages were not considered for the proposed development. He further advised that the use of tandem parking allows for efficient development of the site and minimizes off-street parking.

PH15/2-2

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9179 be given second and third readings.***

**CARRIED**

Opposed: Cllr. Day

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9185  
(RZ 14-668270)**

(Location: 8151/8171 Lundy Road; Applicant: Peter Yee)

*Applicant's Comments:*

The applicant was not available to respond to queries.

*Written Submissions:*

None.



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*Submissions from the floor:*

None.

PH15/2-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9185 be given second and third readings.***

**CARRIED**

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9187  
(RZ 14-669571)**

(Location: 9751 Steveston Highway / 10831 Southridge Road; Applicant: EverNu Developments Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Patricia Fleming, 10811 Southridge Road (Schedule 4)
- (b) Scott Stewart, dated Jan. 20, 2015 (Schedule 5)
- (c) Scott Stewart, dated Feb. 16, 2015 (Schedule 6)

*Submissions from the floor:*

None.

In response to queries from Council, Reuben Zilberberg, EverNu Developments Inc., advised that (i) due to the cost associated with infrastructure upgrades, it would not be economically feasible to reduce the number of proposed lots from five to four, and (ii) he had met with Ms. Fleming and addressed her concerns with regard to the infrastructure upgrades and the installation of privacy fencing.

PH15/2-4

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9187 be given second and third readings.***

**CARRIED**

Opposed: Cllr. Day



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**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9195  
(RZ 13-647380)**

(Location: 9329 Kingsley Crescent; Applicant: Murad Baluch)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH15/2-5

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9195 be given  
second and third readings.***

**CARRIED**

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9198  
(RZ 13-650522)**

(Location: 8511 Blundell Road; Applicant: Merry Gao)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

(a) Li Chang, 8491 Blundell Road (Schedule 7)

*Submissions from the floor:*

Mr. Morales, 8491 Blundell Road, requested information on the proposed development with regard to access, tree retention, and building setbacks.

Wayne Craig, Director of Development, advised that a previous application for a three-unit townhouse complex considered a shared access with the adjacent property, however, the revised application is for a duplex development with direct access from Blundell Road.



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Barry Konkin, Program Coordinator-Development, commented that a single tree at the northwest corner of the proposed development will be retained and the developer will work with the adjacent property owners to maintain the hedge along the property line during the construction period. He further commented on the details of the landscaping plan as shown on Attachment 7 of the staff report and advised that tree protection fencing would be installed as per the City's Tree Protection Bylaw. It was noted that the proposed development would comply with the minimum 6-metre rear yard setback zoning requirement.

Mr. Craig noted that a west side yard setback of 1.4-metres is proposed for the development.

In reply to a query from Council, Mr. Morales was of the view that staff adequately addressed his concerns.

In reply to a query from Council, Mr. Craig advised that the trees on the adjacent properties will be retained and the shared hedge along the common property line will be maintained throughout the construction phase.

PH15/2-6

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9198 be given second and third readings.***

**CARRIED**

**7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9208  
(RZ 10-545413)**

(Location: 7100 No. 2 Road; Applicant: Hi-Aim Builders Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

(a) Ka Kit Ho and Chui Ying Wong, 7108 No. 2 Road (Schedule 8)

*Submissions from the floor:*

None.

PH15/2-7

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9208 be given second and third readings.***

**CARRIED**

Opposed: Cllr. Day



**Regular Council meeting for Public Hearings  
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**ADJOURNMENT**

PH15/2-8

It was moved and seconded

*That the meeting adjourn (7:26 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, February 16, 2015.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
(Michelle Jansson)

Schedule 1 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
February 16, 2015.

**Mayor and Councillors**

**From:** Webgraphics  
**Sent:** Wednesday, 04 February 2015 21:49  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #817)

**Categories:** 12-8060-20-009179 - 9800 9820 9840 & 9860 Granville Ave - RZ 14-658085

<b>To Public Hearing</b>
<b>Date:</b> Feb. 16 2015
<b>Item #</b> 2
<b>Re:</b> RZ 14-658085
BYLAW 9179

## Send a Submission Online (response #817)

### 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:	2/4/2015 9:48:10 PM

### Survey Response

Your Name	Tham Jimmy
Your Address	12-7060 Bridge Street
Subject Property Address OR Bylaw Number	RZ14-658085
Comments	<p>My house is directly behind the subject property that is developed. I would suggest the developer conducts a documented inspection of neighbouring property as I believe this developer is not so responsible to its neighbours. For so long this owner did not maintain nor cut bushes that are over grown to our fences.. The property line fencing may be damaged by the said development and I want to ensure that they are responsible for any settlements to any neighbour or my properties and they have to ensure proper protection to ensure no damages to our properties. This also involves any potential damages to the strata at 7060 Bridge Street. A discussion with my Strata Chair or potentially affected owners should be done before any physical commencement of their works . Noise levels must be kept to the by law requirements including working hours as set.</p>



To Public Hearing	
Date:	Feb 16/15
Item #	2
Re:	9800, 9820, 9840, 9860 Granville Ave R214-65805

## Public Hearing Feedback

1.

We did not have any information from the applicant's written offer to our property (both 9880 Granville Avenue and 7031 No.4 Road) to purchase both properties.

2.

We are interested in redeveloping our properties (The adjacent property both 9880 Granville Avenue and 7031 No.4 Road) .

3.

We support the statement as Rezoning Documentary information as follow:  
A PROP SRW on the subject site will be secured to provide vehicle access to future developments at 9880 Granville Avenue and 7031 No.4 Road; a development concept plan for 9880 Granville Avenue and 7031 No.4 Road has been prepared and is on file; The future development at 9880 Granville Avenue and 7031 No.4 Road can be considered as an extension of the subject townhouse development; and the developer agreed to provide garbage/recycling collection facilities on site and allow shared use of those facilities with future development at 9880 Granville Avenue and 7031 No.4 Road. Lastly, a cross-access easement/agreement will be secured as a condition of rezoning to facilitate this, and must be registered onto British Columbia Land Title Office.

4.

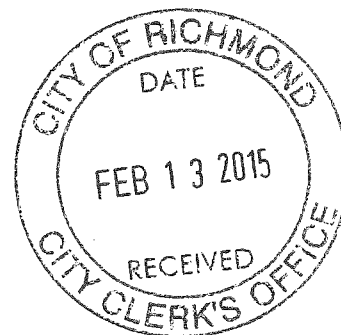
The future development at our property can be considered as an extension of the subject townhouse development, The Development Application Zoning as equally as applicant's PLN-56/57 information sheet ;Rezoning from Single Detached (RS1/E) change to Medium Density Townhouses (RTM2),.

Shih, Lu

Reng Fang, Chang

(The owner of 9880 Granville Avenue and 7031 No.4 Road )

February 09. 2015





Schedule 3 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
February 16, 2015.

To Public Hearing
Date: Feb 16 / 15
Item # 2
Re: 9800, 9820, 9840, 9860
Granville Ave
R214-65805

## Public hearing statement

Received Feb 16 05:56

1. We will submit our property rezoning application in the near future.
2. As long as it does not affect our property development interests, we support the current applicants' content of application. (Including the concept plan to show how our site could be developed in the future: the 7 unit scheme)
3. Longing for construction could be considered at the same time, if possible.
  - Can reduce the impact on the local community
  - Can reduce public work costs
  - Can reduce impact on the environment
  - Can reduce the impact on public transport

Shih, Lu

Reng Fang, Chang

(The owner of 9880 Granville Avenue and 7031 No.4 Road)

February 16, 2015



To Public Hearing	
Date:	Feb 16 / 15
Item #	4
Re:	9751 Steveston Hwy/ 10831 Southridge Rd R2 14-669571

Schedule 4 to the Minutes of the Council Meeting for Public Hearings held on Monday, February 16, 2015.

My name is Patricia Fleming and I have lived at 10811 Southridge Road since 1954

Mr. Andrew Yu has done an outstanding job in answering most of my concerns as I am the one who will be most impacted should this rezoning proceed

Thank you to councillor Carol Day for making sure we were notified (by a flyer) of this meeting.

Staff Report - page 3

Flood Management

What does the registration of a Flood Indemnity Covenant on the proposed property mean? Is it meant to protect my property in the future should this development proceed?

Page 4 Point 1

Will cars be allowed to park in front of my house under Bylaw 5870?

My concern is the road is domed - cars get stuck in the grassy boulevard (which we have always cut & maintained). We also have an open ditch - several houses on the west side of Southridge Rd maintain flowering

trees on the boulevard.

No visitor parking shown in new development plan - "No Parking" signs would be installed in the lane ??

Page 4 Paint 2 - Landscaping who is responsible to maintain (sod on plan) adjacent to sidewalk and fence on Asterstor Highway?

Question - 5 houses - 4 with suites  
Suite rent is regulated under affordable housing - maximum 1 bedroom \$950.00  
Will house price also be regulated as affordable or will it be market value? Will houses be sold individually or as a packet deal?

If at market value - do you have an estimated price?

Opinion - 5 houses - 4 with suites  
14 parking spots - 14 cars exiting on Southridge or Southdale Rds.!

This is too much densification!



I have been advised to ask the developer (if this should proceed) to:

1. install control points along the property line to monitor damage
2. survey property prior to construction re: existing drainage plan
3. photograph my house, garage bridge etc in case cracks should appear during and after construction
4. Erect "No Parking" signs in lane

Houses - also affordable? or Market Value? Approx what is market Value?

Suites - one bedroom \$950.00 max (which I'm sure will all be max!)

Quoting from the Richmond News - Jan. 9, 2015  
 "Councillor Bill McNulty has consistently pledged to maintain single family home neighbourhoods outside City Centre" I like this quote!!

Is anyone accountable for my well being? livability, noise level increase, quality of life, serenity - which I now  
 own. I am at a major intersection which

produce much needed Oxygen. (I know 15 small trees will be added in the plans) Approximately 14 more cars exiting the lane which abuts my property (or even 7 cars if half exit via Southdale Road)

My recently built 'Bridge' is to be replaced to accommodate filling in of the ditch up to my property line.

Conclusion: If this is going to be all affordable housing (including houses) I would not complain. But to lose so much of my livability just in the name of greed! is not acceptable. This is too much deenification hiding under the label of "affordability"

Please take the time to at least visit this site and do not just automatically endorse the rezoning. After living, and paying taxes since 1956 I think you owe me this courtesy.

Sincerely  
Patricia D. Fleming

I will be out of town as of Feb. 9, 2015  
returning on American Airlines Feb. 25, 2015  
(already booked)

**Mayor and Councillors**

\* In relation to Ham #4  
on the Jan. 20 2015  
Planning Cmt. Agenda

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

**From:**  
**Subject:**

Mayor and Councillors  
RE: Proposed development at Steveston Hwy and Southdale Road

re Wayne Brown  
Joe Erceg

**From:** Day, Carol  
**Sent:** Tuesday, 20 January 2015 1:36 PM  
**To:** Mayor and Councillors  
**Subject:** Fwd: Proposed development at Steveston Hwy and Southdale Road

FYI

Sent from my iPad

Begin forwarded message:

**From:** Scott Stewart <[REDACTED]>  
**Date:** January 20, 2015 at 12:21:19 PM PST  
**To:** "wcraig@richmond.ca" <wcraig@richmond.ca>  
**Cc:** "cdlay@richmond.ca" <cdlay@richmond.ca>  
**Subject:** Proposed development at Steveston Hwy and Southdale Road

Sir

I learned just recently of the meeting tonight, unfortunately I need to be in meetings in Victoria and cannot make the planning meeting tonight. The proposed development will have a profound impact on my neighbourhood.

I see that you are planning residences for 9 families, while I support affordable housing I see some issues arising. The neighbouring schools, Whiteside and McRoberts are over capacity and using portable classrooms. The use of portable classrooms tends to compromise school security in that some doors must be kept unlocked when class is in session to allow access to restrooms. Portable classrooms are useful but are far from ideal. When planning densification one ought to examine supporting infrastructure such as schools and look to areas that will support growth.

I did not see reasonable parking in the plans with that number of units I expect about 15 cars plus guest parking. Those vehicles will be parking on my street. Since we do not have curbs on the side streets many of those vehicles will be parking on the edge of our lawns and in our climate that means mud. I understand that the property belongs to the city but maintaining the grass is the responsibility of the home owner. This will also increase traffic flow in an area that was not intended for increased flow.


I understand that you are dealing with 5 units with 4 suites, this time but it is my understanding that the same developer is intending to build a similar complex east of Southridge that would mean another 15 resident cars plus guests seeking parking on my street. Yes, each of these developments would have impact adversely on my neighbourhood together, the impact will change the character of the neighbourhood adversely.

<b>To Public Hearing</b>
<b>Date:</b> Feb 16 / 15
<b>Item #</b> 4
<b>Re:</b> 9751 Steveston Hwy 10831 Southridge Rd R2 14-669571

Schedule 5 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
February 16, 2015.

While I hope my thoughts are discussed in the meeting please do not distribute my contact information to the developer or his agents.

Thank you for taking the time to consider my position.

Scott Stewart  


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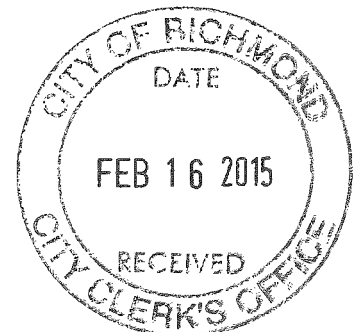
Feb 16th , 2014

To Mayor and Council

To Public Hearing
Date: <u>Feb 16 /15</u>
Item # <u>4</u>
Re: <u>9751 Steveston Hwy</u>
<u>10831 Southridge Rd</u>
<u>R2 14-1669591</u>

I own a home on one of the streets that will be impacted by the proposed development on Steveston Hwy between Southridge Road and Southgate Road. The proposed densification will create parking issues forcing residents and guests to park on neighbouring streets. In that area the side streets do not have curbs this will allow parking on the grass boulevards. The climate in Richmond is such that those grass areas that are now maintained by the homeowners will fail and become mud. While it is fair to ask the homeowners to cut the grass I do not believe that it is fair to ask the homeowners to remediate the damage that will be done by frequent parking on the grass. Of course I do not believe that it is fair to create a situation where folks have such damage in front of their homes. In addition I would like to remind you that the schools in the area are over capacity. The high school and elementary school are using portable classrooms. I understand schools come under the School Board but proper planning is a council responsibility. In short I see no benefit to the community from the tall view obstructing buildings being planned I only see how they will make the area less enjoyable for the present residents.

Scott Stewart  




## Mayor and Councillors

**From:** Webgraphics  
**Sent:** Monday, 16 February 2015 11:35 AM  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #818)  
**Categories:** 12-8060-20-009198 - RZ 13-650522 - 8511 Blundell

<b>To Public Hearing</b>	
<b>Date:</b>	Feb 16/15
<b>Item #</b>	6
<b>Re:</b>	8511 Blundell Rd RZ 13-650522

## Send a Submission Online (response #818)

### 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:	2/16/2015 11:34:53 AM

### Survey Response

Your Name	Li Chang
Your Address	2-8491 Blundell Road
Subject Property Address OR Bylaw Number	9198 RZ 13-650522
Comments	<p>Hi, I am not sure if I can attend the meeting so i would like to write in my concerns with the re-zoning of this property. 1- we request none of his bushes and tress be removed at the back side of the proposed property. The bushes and trees create privacy from the big apartment complexes surrounding our backyards and our fences as well as create a green view from our kitchen windows. It serves as a separation from the proposed property as well 2- we would also like to ensure that the fence they may rebuild will stay within their property line. They had approached us previously asked us to sign their proposed plan to approve their fence to be built a certain way which we found was very odd. We want to ensure they follow the rules. 3- we request that they build within the required space needed from the property fence to ensure space between the fence and their wall. ( we especially request this as the developers approached us previously to threaten us they were</p>

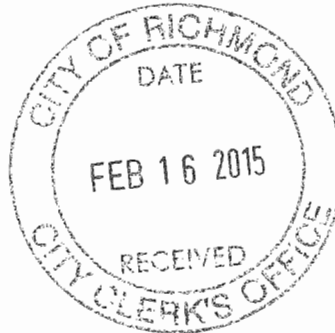
not required to do so) 4- can we request to see their development plans? We were never provided with us an updated one. Just to add we are being very careful as they tried to approach us many times previously offering us incentives to allow them to do their previous intended plans which we rejected as they were not met by the city by laws. We at 8491 Blundell would like to ensure that they will build according to the by laws and request updates throughout the building process. Thank you kindly.

7108 No.2 Rd,  
Rmd, BC, V7C 3L6

To Public Hearing	
Date:	Feb 16/15
Item #	7
Re:	7100 No.2 Road
	RZ 10-545413

2-16-2015

Mr. David Weber  
Director, City Clerk's Office  
City of Richmond



Dear Mr. Weber,

RE: Richmond Zoning Bylaw 8500, Amendment Bylaw 9208 (RZ 10-545413)

As one of the residents and home owners who will be affected by this rezone, I strongly oppose this rezone project.

The reasons are as following:

1. Safety Issue -

- a. Narrow lane - At present, the narrow lane shared by the three houses is not wide enough to let two cars to travel at the same time in opposite directions. More residents share the lane, it will be more dangerous and accidents would be happened.
- b. Obstructed view - The car drivers of the three houses cannot see clearly of the road condition when they are backing out of their driveway. The view is obstructed. Accidents will most likely happen if there are more cars coming out from the new rezone area. We do worry about the children and the residents' safety.

2. Parking Issue - At present, there are already always cars parking at two sizes of the opening of the lane (on Comstock Road). More cars are parked in the evenings and overnights. When we are driving from the lane to meet Comstock Road, we have to be very careful to look through those parked cars to avoid accidents. Again, safety of the public is affected.

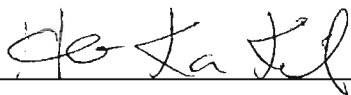
3. Privacy Issue – When we bought this house, we appreciated that the house is quite private but after the rezone, it would affect our privacy as there would be more passerby than before rezoning.
4. House value Issue – After rezoning, the values of the three houses would be down because of the privacy and the safety issue. It is no fair for the existing home owners.

In the meantime, one of the three houses who will be affected by this rezone is sold and another one is selling their houses because they are afraid of the house values will be down dramatically.


We hope the City of Richmond will consider our concerns as mentioned above and would not ignore our strong will.

If you have any questions, please don't hesitate to email us at [debbieho@hotmail.com](mailto:debbieho@hotmail.com) or phone my daughter Debbie at 778-861-8138 or send us a letter.

Sincerely,



Ka Kit Ho



Chui Ying Wong

The home owners of 7108 No.2 Road, Richmond, BC