



**Regular Council meeting for Public Hearings
Monday, February 19, 2018**

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

Claudia Jesson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9784**
(Location: 7320, 7340 & 7360 Ash Street; Applicant: Pietro Nardone)

Applicant's Comments:

The Applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/2-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9784 be given
second and third readings.***

CARRIED



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2. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT
BYLAW 9792 AND OFFICIAL COMMUNITY PLAN BYLAW 7100,
AMENDMENT BYLAW 9793**

(Location: City-Wide; Applicant: City of Richmond)

Applicant's Comments:

The Director, Development was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/2-2

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 9792 be revised to correct the start date of the future adjustments to the contribution rates from February 28, 2018 to February 28, 2019, wherever noted in the Bylaw.

CARRIED

PH18/2-3

It was moved and seconded

That Official Community Plan Bylaw 7100, Amendment Bylaw 9793 be revised to correct the start date of the future adjustments to the contribution rates from February 28, 2018 to February 28, 2019, wherever noted in the Bylaw.

CARRIED

PH18/2-4

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 9792 be given second and third readings, as amended.

CARRIED

PH18/2-5

It was moved and seconded

That Official Community Plan Bylaw 7100, Amendment Bylaw 9793 be given second and third readings, as amended.

CARRIED



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PH18/2-6 It was moved and seconded
That Official Community Plan Bylaw 9000, Amendment Bylaw 9792 be adopted.

CARRIED

PH18/2-7 It was moved and seconded
That Official Community Plan Bylaw 7100, Amendment Bylaw 9793 be adopted.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9796**
(Location: 7151, 7171, 7191, 7211, 7231, 7251 Bridge Street; Applicant: Pietro Nardone)

Applicant's Comments:

The Applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Jim Davis, 9539 Sills Avenue, expressed concern with regard to insufficient parking due to the increase in developments in the area and noted that he would like staff from the Transportation Division to review the parking in the immediate area adjacent to the subject property.

In reply to queries from Council, Barry Konkin, Manager, Policy Planning, advised that Armstrong Street will be extended and provide two-way traffic; also, he noted that Transportation and Community Bylaws staff can be contacted to investigate residents' parking concerns.

Wayne Craig, Director, Development, advised that, during the site visit, Transportation staff can determine the suitability and make recommendations on permanent parking plans such as only permitting parking on one side of the street in an effort to ease the flow of traffic on narrow roads in the area.

Kevin Liu, 9560 Sills Avenue, expressed concern with regard to (i) safety in his neighbourhood as a result of construction activity, (ii) the increase in traffic in the area, and (iii) insufficient parking.



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In reply to queries from Council regarding the narrow roads in the area, Mr. Konkin advised that Armstrong Street will be an interim road, providing two-way traffic flow. He noted that the McLennan South Sub-Area Plan identifies the development of a "ring road," made up of Sills Avenue and Armstrong Street. Mr. Konkin then advised that the 11-meter ultimate width is dependent on a future application, when neighbouring properties redevelop, triggering the acquisition of additional road. He noted that the option of an interim one-way street along Armstrong Street may not be feasible as Fire-Rescue access would be hindered.

John Fraser, 7280 Ash Street, expressed concern regarding parking and traffic speed, and suggested that speed bumps or roundabouts be installed in the area in an effort to reduce speed.

In reply to queries from Council, Mr. Craig advised that staff can speak with the Transportation Department with regard to traffic calming measures in the neighbourhood. In addition, staff advised they would raise the speeding concerns with the RCMP.

Peng Zhang, 9519 Sills Avenue, expressed concern with regard to construction noise during the day, noting that it is disruptive to his family.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. One speaker then addressed Council for a second time with new information.

Kevin Liu, 9560 Sills Avenue, stated that his property has been damaged repeatedly as a result of construction activity and remarked that he found it challenging to contact the responsible developer to express his concerns.

Aleksandar Kos, Core Concept Consulting Ltd., representing the Applicant, spoke on the proposed width of Armstrong Street, noting that the interim road will be constructed between two developments and will be designed to allow two-way traffic.

In reply to queries from Council, Mr. Konkin advised that prior to adoption, the Applicant must provide a 9-meter wide road dedication along the entire rear property line.

In reply to queries from Council, Mr. Kos confirmed that they would work with the neighbourhood, in light of concerns raised with past developments in the area relative to construction noise.



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Mr. Craig noted that it is common to permit a subdivision to proceed with an interim road as long as the road functions safely for two-way traffic and does not permit parking. He spoke on the 11-meter ultimate road that will be achieved as neighbouring properties redevelop, noting that there will be parking and each property in the proposed subdivision will provide two parking spots in the garage and additional parking in the driveway.

PH18/2-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9796 be given second and third readings.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9815**
(Location: 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street; Applicant: 0951705 BC Ltd.)

Applicant's Comments:

The Applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/2-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9815 be given second and third readings.

CARRIED



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- 5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9818**
(Location: 5400 Granville Avenue; Applicant: Westmark Developments Ltd.)

Applicant's Comments:

The Applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/2-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9818 be given second and third readings.

CARRIED

ADJOURNMENT

PH18/2-11

It was moved and seconded

That the meeting adjourn (7:33 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 19, 2018.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)