



Regular Council Meeting for Public Hearings

Monday, February 20, 2012

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

Gail Johnson, Acting Corporate Officer

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

1. **Official Community Plan Amendment Bylaw 8817 and Zoning Amendment Bylaw 8818 (RZ 09-466062)**
(Location: 6160 London Road & 13100, 13120, 13140, 13160 and 13200 No. 2 Road; Applicant: Oris Development (Kawaki) Corp.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Damian Gorman, #305-6077 London Road (Schedule 1)
- (b) Kathleen Beaumont, 6415 London Road (Schedule 2)



**Regular Council Meeting for Public Hearings
Monday, February 20, 2012**

Submissions from the floor:

Kathleen Beaumont, 6415 London Road stated that she is pleased with the overall concept of the proposed development but stated the following concerns: (i) there are few places in the neighbourhood where outdoor play can take place, and current residents are concerned that basketball games are played in laneways; (ii) there should be a reduction in the use of exposed concrete, as it gives the appearance of an industrial development, and this could be softened by the use of plant material; (iii) utility cables should be buried; (iv) a landscape plan that is well-defined and generous with trees and shrubs should be considered; and (v) streetscapes should have clear design guidelines, and should limit the use of bright white concrete surfaces.

PH12/2-1

It was moved and seconded

That OCP Amendment Bylaw 8817 and Zoning Amendment Bylaw 8818 each be given second and third readings.

CARRIED

2A. Proposed Single-Family Lot Size Policy 5448 (Section 23-5-6)

2B. Zoning Amendment Bylaw 8836 (RZ 11-578325)

(Location: 10131 Bridgeport Road; Applicant: Harpreet Johal)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



Regular Council Meeting for Public Hearings
Monday, February 20, 2012

PH12/2-2

It was moved and seconded

That Single-Family Lot Size Policy 5448 for the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west (Section 23-5-6), adopted by Council on September 16, 1991, be amended to permit properties along Bridgeport Road between No. 4 Road and McKessock Avenue to rezone and subdivide in accordance with the provisions of Compact Single Detached (RC2) or Coach Houses (RCH) provided there is lane access.

CARRIED

PH12/2-3

It was moved and seconded

That Zoning Amendment Bylaw 8836 be given second and third readings.

CARRIED

3. Official Community Plan Amendment Bylaws 8837 (Capstan Station) & 8838 (RZ 06-349722) and Zoning Amendment Bylaws 8839 (Capstan Station) & 8840 (RZ 06-349722)

(Location: 8800, 8820, 8840, 8880, 8900, 8920, 8940, and 8960 Patterson Road and 3240, 3260, 3280, 3320, and 3340 Sexsmith Road; Applicant: 0754999 BC Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Anne Murray, Vice President, Community and Environmental Affairs, Vancouver Airport Authority, Richmond (Schedule 3)

(b) Dhama Sahota, 13890 Crescent Road, White Rock (Schedule 4)

Submissions from the floor:

None.

PH12/2-4

It was moved and seconded

That OCP Amendment Bylaws 8837 and 8838 and Zoning Amendment Bylaws 8839 and 8840 each be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings
Monday, February 20, 2012

4. Official Community Plan Amendment Bylaw 8841 and Zoning Amendment Bylaw 8842 (RZ 10-544729)

(Location: 3391 and 3411 Sexsmith Road, together with a portion of unopened City lane on the north side of Capstan Way between Sexsmith Road and No. 3 Road; Applicant: Pinnacle International (Richmond) Plaza Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Anne Murray, Vice President, Community and Environmental Affairs, Vancouver Airport Authority, Richmond (Schedule 5)

Submissions from the floor:

Ms. Cushla Curtis, 9400 Patterson Road, queried: (i) if the pre-loading of the site would affect the water table within a kilometre of the proposed development; (ii) if pile driving would be done on the subject site; (iii) whether mature trees on site would be retained; (iv) if children who live on the site, and go to elementary school would have to cross Garden City Road, a busy artery; and (v) if there is space within the proposed development for a community garden.

PH12/2-5

It was moved and seconded

That OCP Amendment Bylaw 8841 and Zoning Amendment Bylaw 8842 each be given second and third readings.

CARRIED

5. Zoning Amendment Bylaw 8850 (RZ 11-591646)

(Location: 10380 Williams Road; Applicant: Rumi Eruchshaw Mistry)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



Regular Council Meeting for Public Hearings
Monday, February 20, 2012

PH12/2-6

It was moved and seconded

That Zoning Amendment Bylaw 8850 be given second and third readings.

CARRIED

6. **Zoning Amendment Bylaw 8851 (RZ 11-581922)**
(Location: 9271 Francis Road; Applicant: Ranjit Pooni)

Applicant's Comments:

The applicant was not present.

Written Submissions:

(a) Rajpal Johal, 8888 Heather Street (Schedule 6)

Submissions from the floor:

None.

PH12/2-7

It was moved and seconded

That Zoning Amendment Bylaw 8851 be given second and third readings.

CARRIED

7. **Zoning Amendment Bylaw 8860**
(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

City staff was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/2-8

It was moved and seconded

That Zoning Amendment Bylaw 8860 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings
Monday, February 20, 2012

PH12/2-9 *That Zoning Amendment Bylaw 8860 be adopted.*

CARRIED

ADJOURNMENT

PH12/2-10 It was moved and seconded
That the meeting adjourn (7:40 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 20, 2012.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: February 15, 2012 8:53 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #624)
Categories: 12-8060-20-8817/8818

To Public Hearing	
Date:	FEB 20, 2012
Item #	1
Re:	Bylaws 8817 + 8818

Schedule 1 to the Minutes of the Council Meeting for Public Hearing held on Monday, February 20, 2012.

Send a Submission Online (response #624)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/15/2012 8:53:07 PM

Survey Response

Your Name:	Damian Gorman
Your Address:	#305 6077 London Road Richmond BC V7E 0A7
Subject Property Address OR Bylaw Number:	8817 and 8818
Comments:	#1 When is the anticipated ground breaking date? #2 How long will construction take? #3 Is it anticipated the development will increase the residential property values?



Kathleen Beaumont
6415 London Rd
Richmond
V7E 6V5
Saturday, September 24, 2011

**Schedule 2 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, February 20, 2012.**

To Public Hearing
ate: FEB 20, 2012
am #
Re: Bylaws 8817 + 8818

Re: Re zone application RZ-09-466062
Attn: Francisco Molina

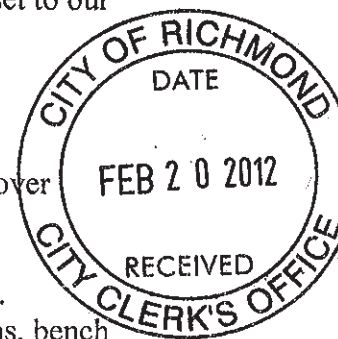
Dear Francisco,

Further to our telephone discussion last week on the proposed development at London Road, I would like to take this opportunity to summarize my comments in writing in order that you can add them to the development file. I also look forward to the opportunity of making a brief presentation at the public hearing in the near future.

In general I am pleased with the development concept and think it will be a great asset to our community.

Some of the more specific items I will be looking for in the final design will be:

1. Outdoor children's play areas.
2. Limited use of exposed concrete, with veneer stone where possible used to cover foundations and planters.
3. Buried Utility Cables
4. Well-defined and generous landscape plan including mature trees and shrubs.
5. Clear design guidelines for streetscapes including street lighting, garbage cans, bench seating, bike stalls and street pavement, with limited use of bright white concrete surfaces and the application of wood finishes wherever possible.



As discussed my biggest concern lies in the availability of recreational space.

Some of the Condo/ Townhouses developments on Princess Lane and London Rd have limited provision for play areas and those that are available are for very small children. Children who are a little more independent around the ages of 8-14 have no play areas at all. Narrow car-lanes between our tightly spaced homes have become their playgrounds. Strata Councils are continually challenged by noise complaints resulting from children playing basketball under the windows and balconies of the residents. Not only is this noise invasive and intolerable but also children playing in traffic laneways is also dangerous. Basketball hoops have become the biggest generator of noise and many Strata's are looking to prohibit them. We need an alternative for the children who are living in tightly packed neighborhoods without front or back yards to play in.

Densities have increased in the London and No 2 Rd areas but developers and the City have allowed for token amounts of breathing space between buildings. Just because we are within walk distance of the river and the dyke doesn't make it any more acceptable to be crammed into livings spaces like sardines.

In contrast, a typical large subdivision blocks within the greater Richmond community has playing fields and game courts at the centre of each city block. As far as I am aware the community plan for South Steveston makes no such provision. The closest school playground is located at Tomekichi Homma Elementary near Britannia Heritage Shipyard, which is more than 1km from my neighbourhood.

Developments located in the London Rd, Princess Lane and South No 2 Road areas are all high density mixed use buildings. It would be interesting to look at the data to see what exactly the

density is for this area; I would speculate that it's generally higher than most neighborhoods. Overall, there exists a healthy mix of retired, middle age and young families in the neighborhood. More recent developments such as London Landing, Currents and now the proposed new development plan come with little no outdoor recreational space for children.

With an increasing population and densities in this area we have reached a point where we need to review our community plan and ask the question as to how we may accommodate play areas including a basketball court for active young people in the community.

Ideally I would like to see some provision made within the rezoning plan and development plan for RZ-09-46602

I am therefore requesting on behalf of my neighborhood that consideration be given to providing space with a basket ball court in the proposed plan.

Regards,

Kathleen Beaumont



**Schedule 3 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, February 20, 2012.**

To Public Hearing
Date: FEB. 20, 2012
Item # 3
Re: Bylaws 8837 + 8838

15 February 2012

Ms. Gail Johnson
Manager – Legislative Services
City Clerk's Office
CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Via Fax: 604-278-5139

Dear Ms. Johnson:

RE: Proposed Official Community Amendment Bylaws 8837 and 8838

This letter is in regard to Bylaws 8837 and 8838 that propose the rezoning of properties located at 8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3320 and 3340 Sexsmith Road from Single Detached (RS1/F) to High Rise Apartment and Artist Residential tenancy Studio Units (ZHR10).

These properties are located in an area that is deemed incompatible for new residential developments according to the Transport Canada land use recommendations due to high levels of aircraft noise.

Vancouver Airport Authority agrees with the Transport Canada recommendations and we do not support this rezoning application which would significantly increase the number of Richmond residents exposed to high levels of aircraft noise at their home. Aircraft arriving and departing from the existing runways at Vancouver International Airport (YVR) affect this area now, with the number of operations predicted to grow in the future.

We know the future success of Richmond and YVR are closely linked. There are 23,600 jobs at YVR. One quarter of the people who work at the airport live in Richmond and 7% of Richmond households are supported by direct employment at YVR. The Airport Authority is working hard to reduce community aircraft noise concerns and want to do so in continuing partnership with the City of Richmond.

Thank you for the opportunity to review and comment.

Sincerely yours,

Anne Murray
Vice President
Community & Environmental Affairs

ATTN: DIRECTOR
CITY CLERK'S OFFICE
RE: 604-278-5139

To Public Hearing	
Date:	FEB 20, 2012
Item #	3
Re:	Bylaws 8837 + 8838

To: Mayor and Councillors
City of Richmond

Schedule 4 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, February 20, 2012.

Public Hearing on February 20,2012 Re:
Official Community Plan Amendment Bylaws 8837 & 8838 and Zoning Amendment
Bylaws 8839 & 8840. Properties on Sexsmith & Patterson Roads & Applicant 0754999
BC. Ltd

I, Dhama Sahota, authorized signatory of Kaardaman Gurkicod Ltd, the registered owner of 3200 Sexsmith Road, Richmond, B.C. which is immediately adjacent and abutting the subject proposed development. I have owned the property at 3220 Sexsmith since 1973 and was a resident of Richmond until 1980.

In principle, I support the proposed development as the location and transportation network supports such a development, and provides for the much needed renewal of this area of Richmond while offering great economic benefits to the region.

I do, however wish to voice the following concerns as this proposed development impacts my property most significantly:

1. My property at 3200 Sexsmith fronts on both Sexsmith and Patterson Roads, and the proposed development abuts my property on two sides. I would prefer if the applicant purchases my property and give their development a major added value and resolve some of the development issues. It is listed for sale on the MLS.
2. Should the applicant not purchase my property, and the proposed development is allowed my property's future development need to be protected firstly by way of facilitating similar building as proposed by the applicant on its lands, and secondly by registration of an easements/right of way on the applicants lands for a shared driveway for the future development of my property as described in the City Staff Report dated January 04,2012.
3. I would like to ask for continued update on this development as it impacts my property most critically.

May I respectfully request the Mayor and Council for ensuring reasonable future development of my property and incorporating safeguards for same prior to issuance of the development permits to the applicant.

Thank you for your kind consideration for my concerns.

Yours truly,

Dhama Sahota
13890 Crescent Road, White Rock, B.C., V4P 1K8
Cel: 604-614-1134
Bus: 604-594-9700
Fax: 604-594-8274



**Schedule 5 to the Minutes of
the Council Meeting for
Public Hearing held on
Monday, February 20, 2012.**



To Public Hearing	
Date:	FEB 20, 2012
Item #	4
Re:	Bylaw 8841

15 February 2012

Ms. Gail Johnson
Manager – Legislative Services
City Clerk's Office
CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Via Fax: 604-278-5139

Dear Ms. Johnson:

RE: Proposed Official Community Amendment Bylaw 8841

This letter is regarding Amendment Bylaw 8841 that proposes the rezoning of properties located at 3391 and 3411 Sexsmith Road from Single Detached (RS1/F) to Residential/Limited Commercial (RCL4).

These properties are located in an area that is deemed incompatible for new residential developments according to the Transport Canada land use recommendations due to high levels of aircraft noise.

Vancouver Airport Authority agrees with the Transport Canada recommendations and we do not support this rezoning application. Aircraft arriving and departing from the existing runways at Vancouver International Airport (YVR) affect this area now, with the number of operations predicted to grow in the future.

We know the future success of Richmond and YVR are closely linked. There are 23,600 jobs at YVR. One quarter of the people who work at the airport live in Richmond and 7% of Richmond households are supported by direct employment at YVR. The Airport Authority is working hard to reduce community aircraft noise concerns and want to do so in continuing partnership with the City of Richmond.

Thank you for the opportunity to review and comment.

Sincerely yours,

Anne Murray
Vice President
Community & Environmental Affairs

To Public Hearing	
Date:	FEB 20, 2012
Item #	6
Re:	Bylaw 8851

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: February 20, 2012 2:52 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #626)

Schedule 6 to the Minutes of the Council Meeting for Public Hearing held on Monday, February 20, 2012.

Send a Submission Online (response #626)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/20/2012 2:51:14 PM

Survey Response

Your Name:	Rajpal Johal
Your Address:	8888 Heather Street
Subject Property Address OR Bylaw Number:	RZ 11-581922 9271 Francis Road
Comments:	I am in favor of the development, as long as a solid brick wall be constructed, at least 6 feet high and positioned on the north property line, reducing the noise to the abutting property from vehicles in the rear alley that is proposed. In addition, all exterior lights should be shielded from shinning into the abutting properties. Also, the ditch on the Heather street, abutting the project should be filled in and a sidewalk be added. We would oppose a multi family zoning if the applicant attempts to change their mind. Density in the neighborhood is a current issue. Thank you, Rajpal Johal and Nina Johal

