



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

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
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 Derek Dang

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

1. **OFFICIAL COMMUNITY PLAN BYLAW 9000 AND 7100,
AMENDMENT BYLAW 9813 AND RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9814**

(Location: 4360 Garry Street; Applicant: Steveston Buddhist Temple)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Geraldine Wray, 4460 Garry Street (Schedule 1)
- (b) Steve Cook, 4460 Garry Street (Schedule 2)



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Submissions from the floor:

Peter Mitchell, 6271 Nanika Crescent, expressed concern regarding the proposed large mass wall with only one gap in between on one side of the proposed development, noting that from the park perspective it was not appealing. He noted that with a parking garage below, the buildings height would shadow the neighbouring residents' properties. Mr. Mitchell urged Council to consider the implications on the neighbouring properties.

Steve Cook, 4460 Garry Street, expressed concern with the proposed development, was of the opinion that (i) the neighbouring townhouses will be shadowed by the proposed development, (ii) removing 5 units from one side of the building does not lessen the height of the development, and (iii) should the project move forward he would prefer the development to be moved further to the west.

PH18/3-1

It was moved and seconded

That Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9813 be given second and third readings.

The question on the motion was not called as in reply to queries from Council, Wayne Craig, Director, Development, advised that (i) staff did work with the applicant to explore a number of different configurations, (ii) through the public information meetings, significant revisions were made to the project to reduce building massing along the east side of the building, and (iii) the ground floor is six metres from the property line and the second and third floors are nine metres from the property line.

Rodrigo Cepeda, GBL Architects and Stu Lyon, GBL Architects advised that (i) currently there is a gymnasium occupying the space between the proposed facility and the temple, (ii) in order to move the proposed development to the north the gymnasium would need to be demolished, however it is being used in the interim until the new facility is built, (iii) should the proposed facility move more towards the north it would overshadow the temple, (iv) moving the proposed development to the north would not significantly reduce impact to the townhouses to the east, (v) the space in between the temple and proposed new facility is important for programming, and (vi) the parking bylaw dictates that both surface and parking beneath the new building is required and surface parking alone cannot accommodate all parking needs.



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In reply to queries from Committee, Mr. Craig advised that the laneway provides access to single family housing to the west and that it is not appropriate to mix traffic from the proposed development with the existing lane traffic.

In reply to a query from Council, Mr. Cepeda advised that by eliminating the east side of the third floor of the building, one to two hours of sunlight have been gained.

Mr. Craig noted that (i) a traffic impact analysis was done as part of the rezoning application, (ii) the site meets the minimum parking requirements according to the Zoning bylaw, and (iii) the traffic impact analysis was reviewed and supported by the City’s Transportation Department.

The question on the motion was then called and it was **CARRIED** with Councillor Day opposed.

PH18/3-2

It was moved and seconded
That Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 9814 be given second and third readings.

CARRIED
Opposed: Cllr. Day

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9828**
(Location: 5220/5240 Merganser Drive; Applicant: 0983101 B.C. Ltd.)

Applicant’s Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/3-3

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9828 be given second and third readings.

CARRIED



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3. **TEMPORARY COMMERCIAL USE PERMIT**
(Location: 5400 Minoru Boulevard; Applicant: Openroad Auto Group Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/3-4

It was moved and seconded

That a Temporary Commercial Use Permit be issued to Openroad Auto Group Ltd. for the property at 5400 Minoru Boulevard to allow Vehicle Sale/Rental as a permitted use for a period of three years.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9799, 9801, 9802, 9804, 9805, 9806, 9807, 9808, 9809, 9810, 9811**

(Location: 6611, 6631, 6651, Minoru Boulevard, 6501 to 6541 Pimlico Way, 8500 to 8583 Citation Drive, 8600 to 8970 Citation Drive, 8880 Cook Road, 7031 Westminster Highway, 6780, 6880 Buswell Street, 8200, 8300 Park Road, 8540 Westminster Highway, 6831 Cooney Road, 8251, 8291, 8351, 8391 Bennett Road, 8211 Cook Road, 6480, 6490 Buswell Street, 8660 Westminster Highway, 8231 Granville Avenue, 6931 Cooney Road, 8291 Park Road; Applicant: City of Richmond)

Applicant's Comments:

Mr. Craig noted that (i) the proposal before Council responds to a provincial legislation change that occurred in 2014, whereby the Province amended the *Local Government Act* advising that all Land Use Contracts (LUC) will terminate as of June 30, 2024, (ii) the City is required to introduce underlying zoning on all properties governed by LUCs by June 30, 2022, (iii) the bylaws before Council have been crafted to reflect existing LUC development provisions and no additional development rights are intended to be granted, and (iv) the properties will be governed by LUCs until they terminate on June 30, 2024 unless subsequent rezoning applications are brought forward that will discharge those contracts.



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Mr. Craig advised that there is a movement to dissolve the Strata at a property on Citation Drive. In accordance with the provincial legislation, a Strata Corporation may dissolve with 80% approval at a Special Annual General Meeting. Mr. Craig then noted that such a process is provincially-legislated under the *Strata Property Act* and the City does not have a role in the process.

Written Submissions:

- (a) Xin Ye, 8291 Park Road (Schedule 3)
- (b) Kenny Chan and Connie Chan, 201-8450 Citation Drive (Schedule 4)
- (c) Dayna Gilbert, Senior Development Manager, Capreit (Schedule 5)

Submissions from the floor:

Ada Leung, 8427 Citation Drive, expressed concern with regard to the termination of the LUCs in relation to a property and then no longer complying with the City's Zoning Bylaw.

It was clarified that dwellings governed by a LUC will continue to be compliant under the proposed new zoning following the LUC's termination in June 2024.

In reply to queries from Council, Mr. Craig advised that the implementation of new zoning on properties will automatically take effect after June 30, 2024 and noted that the statutory notification carried out as part of this Public Hearing process was to notify residents of the proposed new changes.

Francis Qiu, 8540 Citation Drive, expressed concern regarding the termination of the LUC and establishing underlying zoning.

Andrew Spence, 6880 Buswell Street, queried the LUC subject to his property and was uncertain as to how the proposed underlying zoning would affect his home.

It was clarified that following the termination of the subject LUCs in June 2024, the City's Zoning Bylaw would govern the use permitted on a subject site.

PH18/3-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9799 (LUC 001) be given second and third readings.

CARRIED



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- PH18/3-6 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9801 (LUC 025) be given second and third readings.
CARRIED
- PH18/3-7 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9802 (LUC 051) be given second and third readings.
CARRIED
- PH18/3-8 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9804 (LUC 073) be given second and third readings.
CARRIED
- PH18/3-9 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9805 (LUC 096) be given second and third readings.
CARRIED
- PH18/3-10 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9806 (LUC 104) be given second and third readings.
CARRIED
- PH18/3-11 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9807 (LUC 115) be given second and third readings.
CARRIED
- PH18/3-12 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9808 (LUC 119) be given second and third readings.
CARRIED



**Regular Council meeting for Public Hearings
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- PH18/3-13 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9809 (LUC 131) be given second and third readings.
CARRIED
- PH18/3-14 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9810 (LUC 138) be given second and third readings.
CARRIED
- PH18/3-15 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9811 (LUC 158) be given second and third readings.
CARRIED
- PH18/3-16 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9799 (LUC 001) be adopted.
CARRIED
- PH18/3-17 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9801 (LUC 025) be adopted.
CARRIED
- PH18/3-18 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9802 (LUC 051) be adopted.
CARRIED
- PH18/3-19 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9804 (LUC 073) be adopted.
CARRIED



**Regular Council meeting for Public Hearings
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- PH18/3-20 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9805 (LUC 096) be adopted.
CARRIED
- PH18/3-21 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9806 (LUC 104) be adopted.
CARRIED
- PH18/3-22 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9807 (LUC 115) be adopted.
CARRIED
- PH18/3-23 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9808 (LUC 119) be adopted.
CARRIED
- PH18/3-24 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9809 (LUC 131) be adopted.
CARRIED
- PH18/3-25 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9810 (LUC 138) be adopted.
CARRIED
- PH18/3-26 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9811 (LUC 158) be adopted.
CARRIED



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ADJOURNMENT

PH18/3-27

It was moved and seconded
That the meeting adjourn (7:56 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, March 19, 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, March 19, 2018.

ON TABLE ITEM

Date: March 19, 2018
Meeting: Public Hearing
Item: # 1

10,4460 Garry Sts
Richmond BC, V7E 2N2
March 11/18

Mr. Kevin Eng,
Planning and Development Division,
City of Richmond,
6911 No. 3 Rd., V6Y 2C1

Dear Mr. Eng,

The letter I received re. Community Plan Bylaw 9800 and
7100 amendment Bylaw 9813, Richmond Bylaw, Richmond
Bylaw 8500 amendment Bylaw 9514 (R: 2 16 737146)
whereby the applicants Steneston Buddhist Temple
are requesting zoning to create the Assembly and
Congregate Housing, Garry St. (Steneston 2 R 12)

If my memory serves me correctly this issue has been
taking place for a number of years.

At 90 years of age, I will not be taking part
personally. However I previously voiced my objections
and stated the reasons:

I have lived here for 35 years and feel that this
re-zoning as planned will block off the air flow and
sunshine to the homes at 4460 Garry St., In my
opinion the applicants are being thoughtless and
inconsiderate. Can they not choose another location?

Yours truly,
(Mrs) Geraldine Street



ON TABLE ITEM

Date: March 19, 2018
Meeting: Public Hearing
Item: # 1

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 19, 2018.

CityClerk

From: Steve Cook <yvrsteve@gmail.com>
Sent: Monday, 19 March 2018 16:49
To: CityClerk
Subject: Submission for the Public Hearing for the Steveston Buddhist Temple rezoning
Attachments: Feedback on RZ 16-737146.docx

Hi,
Please include my letter in the feedback for this rezoning request.
Thanks
Steve

November 6, 2016

Dear Kevin Eng,

RE: Rezoning application RZ 16-737146

I am writing to voice my opposition to this rezoning application for the Steveston Buddhist Temple property on Garry Street. This development is completely out of character for the neighbourhood, is too big and too close to its neighbours, and will dramatically increase traffic and noise in the area.

(All measurements are taken from copies of the plans obtained from city hall on August 30)

This property is not zoned for apartments. I realize that is why they are applying for rezoning, but the request should not be granted because that would not be consistent with the existing neighbourhood. The surrounding area is made up of single detached houses and townhouses. This proposed building would be twice the height of anything in area, and would have a vastly higher density than anything else nearby.

This building would be 50'5" high. Its setback is less than 25 feet from the east property line. This will create a very high, very close 'wall' to the Garry Estate townhouses. The townhouses that back onto the Temple property will have a complete loss of privacy, sunshine and breezes.

The bottom floor of the proposed building will present the solid wall of the parking level and the kitchen windows as a 'view' for those townhouses. The residential floors above the ground level will offer 3 levels of apartment windows looking down, and into, the townhouse bedrooms and living rooms. This is a massive loss of privacy, which will likely result in the townhouses keeping their blinds closed all of the time, effectively removing the use of their windows. That is hardly reasonable or fair. And if that kitchen vents its fans out the side wall instead of through the roof, those townhouses will have those kitchen smells pumped in their direction. That is also not fair. Are the townhouses supposed to keep their windows closed as well as their blinds drawn?

The height of the building will drastically remove the sunshine from the townhouses. Using the 'sun shading lines' from the plans (page A-4.03), the sun will be blocked to those townhouses from the fall equinox through to the spring equinox. The plans actually only show the sun shading to the north of the apartments. In order to illustrate the loss of sun for the townhouses, I've extended those same shade lines towards the east. Actually the shading would be worse than this, because the 'sun lines' on the plans are based on the sun being to the south, when the sun is at its highest. When the sun is in the west, it will be lower, so the shading of the townhouses will be more than what is mentioned here. To be more thorough and transparent, the plans should show the effect of the sun blocking in all directions, especially when it affects other peoples' residences. In addition to the peoples' loss of sunshine, the trees and plants that are east of the proposed apartment will also be in shade for over half the year. This is hardly fair for those residents who planned their gardens on the basis of having sunshine throughout the year.

Any breezes that are currently enjoyed by the townhouses will be lost. A 50 foot building that close to the townhouses will block any fresh breezes, or worse, turn the space between the buildings into a bit of a wind tunnel. Either way, it is not a desirable outcome for the townhouse residents.

The proposed 113 beds will, by necessity, create additional vehicle traffic on Garry Street. Garry Street can already be fairly busy, especially around the school start/end times at McMath. Also, given the likely age and health of the apartment residents, there will be increased traffic and noise from emergency vehicles. This noise and traffic will not be welcomed in the neighbourhood, especially during the night hours.

In conclusion, this proposed development should not be approved. It is inappropriate and out of character for the neighbourhood, too big and too close to the property lines, and will result in unwelcome increases in vehicle traffic and emergency responders' noise. This development will be detrimental to the lives of the people in the Garry Estate townhouses, and that is not fair to inflict it upon them.

Please do not approve this rezoning request.

Thank you.

Yours sincerely,

Steve Cook

Steve Cook
yvrsteve@gmail.com
604.928.3179

cc. zoning@richmond.ca

Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 19, 2018.

To Public Hearing
Date: <u>March 19, 2018</u>
Item # <u>4</u>
Re: <u>Bylaws 9799, 9801, 9802</u> <u>9804, 9805, 9806, 9808, 9809</u> <u>9810, 9811</u>

MayorandCouncillors

From: CityClerk
Sent: Wednesday, 7 March 2018 13:21
To: MayorandCouncillors
Subject: FW: request on public hearing on Mar 19, 2018 for Zoning Bylaw

Follow Up Flag: Follow up
Flag Status: Flagged

From: Xin Ye [mailto:xye@arbutusbio.com]
Sent: Wednesday, 7 March 2018 13:05
To: CityClerk
Subject: request on public hearing on Mar 19, 2018 for Zoning Bylaw

Dear City Council

I am a owner at 8291 Park Road. I have received a letter from Richmond city hall with regard to the public hearing scheduled on Mar 19, 2018 discussing the zoning bylaw amendment.

I would like submit comments via the on-line form but the webpage indicates the "The online submission form is currently unavailable".

As a resident in Richmond, I really appreciate all the effort that city council and city hall staff have made to improve our living environment and public service. I understand that some zoning restriction need to be applied to keep the level of these services.

However, with the expansion of population in Richmond, there is increasing need for housing. Areas around the Canada line station would be a convenient location for residents travelling. Low density zoning in those areas would limit the growth of those communities. In addition, the low-rise apartment buildings in those areas are in their late 30s to mid 40s in terms of building age. Issues around building structures such as piping, roof, dry walls etc will come up more and more often. This will also cause potential safety risks which would cost the city more when issues arises. The winding up of those strata would require developer investment and there is currently very limited interest in developers due to the low density zoning restriction. Adding more flexibility in the zoning bylaw would allow this area to provide more housing supply to the city and ease off the spiking condo price in Richmond.

I would sincerely recommend the council to consider allow high density zoning around that area, including 8291 park road.

Thank you.

Xin Ye
One Owner of 8291 Park Road



Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 19, 2018.

CityClerk

From: Queenie Chan <queeniecwt@gmail.com>
Sent: Wednesday, 14 March 2018 08:58
To: CityClerk
Cc: Connie Chan; Kenny Chan
Subject: Comments for March 19 Public Hearing

To Public Hearing
Date: <u>March 19, 2018</u>
Item # <u>4</u>
Re: <u>Bylaws 9799, 9801</u>
<u>9802, 9804, 9805, 9806</u>
<u>9807, 9808, 9809, 9810, 9811</u>

Follow Up Flag: Follow up
Flag Status: Flagged

To the City Clerk,

I am emailing to submit comments for the Public Hearing to be held on Monday, March 19, 2016 7pm, regarding Item #4 on the listed on the Preliminary Public Hearing Agenda: "RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9799, 9801, 9802, 9804, 9805, 9806, 9807, 9808, 9809, 9810, 9811."

I currently reside in 8540 Citation Drive (Zone Land Use Contract 025), which is in the area affected by the Amendment Bylaw 9801. As I understand, the site is currently zoned as "low-rise apartments& 2-storey townhouses". My position in this matter is to keep the zoning unchanged as dictated by ZLR23 ("Low Rise Apartment").

Since Land Use Contract 025 is in the heart of Richmond city centre, I understand that it is highly attractive site for property developers who might wish to rezone this area into a mid- or high-density district. I am strongly opposed to this as it goes against what Richmond means to me, and also goes completely against the Official Community Plan of Richmond. Land Use Contract 025 rare oasis of low density buildings constructed with green space in mind. Despite the residents in this area not being among the economic elite, the physical environment allows residents to nevertheless enjoy a high quality of life, optimal for living, working, and raising their families. An increase of residential density in Land Use Contract 25 will certainly decrease the standard of living here. There is a strong sense of neighbourhood here, with plenty of open area for residents to meet and play. There are already plenty of high-rise buildings that surround this area, and several new high-rise building sites on our doorstep have already adversely affected traffic density (congestion) and the school system (overcrowding). Adding more density to Land Use Contract 025 will worsen matters quickly. By keeping this land low-density, it allows for the healthy long-term growth of the high rises already in progress.

I have lived here since the early 1990s, and know this neighbourhood and its people well. Zoning changes to this area would affect 515 units, with the majority of them being either young families who would otherwise not be able to afford the astronomically priced property anywhere else in Richmond, or active seniors maintaining a highly independent and productive lifestyle in their current residence near the city centre. This area is a place where young and old live and thrive together. Richmond's image as a viable and thriving city that prioritizes family should always remain a first and foremost goal, and any plans to change Land Use Contract 025 into a higher density zone than its current low density state would be devastating to this image, displacing many families who have called Richmond their home for decades.

Best regards,



Kenny Chan and Connie Chan
Residents at 201-8540 Citation Drive

ON TABLE ITEM

Date: March 19, 2018
Meeting: Public Hearing
Item: #4

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 19, 2018.

CityClerk

From: Dayna Gilbert <D.Gilbert@capreit.net>
Sent: Monday, 19 March 2018 17:31
To: CityClerk
Cc: Lussier,Cynthia
Subject: File No: 08-4430-03-11/2018-Vol 01 - Richmond Zoning By-Law 8500, Amendment By-Law 9804
Attachments: March 19, 2018 Public Hearing - Richmond Zoning Bylaw 8500, Amendment Bylaw 9804.pdf

To whom it may concern,

Please note that the online form submission was not available as indicated on the website and as such we are submitting our comments as instructed to the City Clerk directly.

Please see attached for our written comment regarding the Monday March 19, 2018 Public Hearing Agenda Item no. 4 in regards to Report PH-163 as it pertains specifically to Richmond Zoning Bylaw 8500, Amendment Bylaw 9804 (LUC 073 – 6780, 6880 Buswell Street, and 8200, 8300 Park Road).

Please confirm receipt of this email and correspondence.

Please note that our written comment will also be submitted in-person at the Public Hearing.

Thank you,

Dayna

DAYNA GILBERT, MLA, MCIP, RPP

Senior Development Manager | CAPREIT

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EMPLOYEUR DE CHOIX

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PLATINE | CANADA | 2016

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CAPREIT

11 CHURCH STREET, SUITE 401 TORONTO ON, CANADA M5E 1W1
TEL: 416 861 9404

March 19th, 2018

Mr. David Weber
Director, City Clerk's Office

RE: Richmond Zoning Bylaw 8500, Amendment Bylaw 9804, Establishment of Underlying Zoning for Property Under Land Use Contract 073 at 6780, 6880 Buswell Street and 8200, 8300 Park Road, Richmond

We, Canadian Apartment Properties Real Estate Investment Trust, "CAPREIT", are the owners of the properties located at 6780, 6880 Buswell Street and 8200, 8300 Park Road, Richmond ("Subject Properties").

We are writing in regards to item no.4 on the Public Hearing Agenda for 19 March 2018 re: PH-163 Richmond Zoning By-law 8500, amendment By-laws 9799, 9801, 9802, 9804, 9804, 9806, 9807, 9808, 9809, 9810, 9811. CAPREIT is specifically concerned with proposed By-law Amendment 9804 as it applies to the Subject Properties.

It has only recently come to CAPREIT's attention that By-law Amendment 9804 is proposed to be enacted to establish underlying zoning for the Subject Properties, which are presently regulated by Land Use Contract 073. Based on CAPREIT's preliminary review of By-law Amendment 9804, we are concerned that this by-law may not be consistent with the City Centre Area Plan (CCAP) and other planning documents that govern future development rights for the subject property. CAPREIT would like the opportunity to discuss this issue further with City staff and what revisions to the by-law may be necessary. As such, we request that the enactment of the By-law Amendment 9804 be deferred.

Additionally, we believe that the enactment of By-law Amendment 9804 to be premature as the *Local Government Act* requires municipalities to adopt underlying zoning bylaws for properties governed by LUCs by 30 June 2022 and that termination does not take effect until 30 June 2024. Accordingly, there is no prejudice to the City in deferring this matter. Pushing this matter forward now, however, will prejudice CAPREIT as it will not have had the opportunity to engage in meaningful consultation with the City.

CAPREIT looks forward to working with the City on this important matter and can make itself available for a meeting with City staff.

Yours truly,

Dayna A. Gilbert, MLA, MCIP, RPP
Senior Development Manager