



**Regular Council meeting for Public Hearings
Monday, March 20, 2017**

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. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9624 (RZ 16-735119)**
(Location: 9320 Dixon Avenue; Applicant: Ajit Thaliwal and Raman Kooner)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/3-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624 be given second and third readings.

CARRIED



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**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9659
(RZ 10-552879)**

(Location: 9851, 9891/9911 Steveston Highway & 10931 Southgate Road;
Applicant: 1002397 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Narayan Naidu, 10911 Southgate Road, posed questions regarding:

- Expected commencement of construction;
- When the applicant attempted to contact the neighbouring property owner;
and
- Whether the joint consent of residents is required to remove trees.

In response to Ms. Naidu's question, staff advised that if a tree is jointly owned, the joint consent is required for tree removal.

Keith Leung, representative of the applicant, provided the following information in response to Ms. Naidu's questions:

- Construction will begin as soon as all permits are obtained, hopefully in four to six months; and
- The real estate agent of the neighbouring property was contacted in January 2017 to enquire about the owner's interest in selling their property and to advise of the development plans in the event that the owner did not wish to sell.

PH17/3-2

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659 be given
second and third readings.*

CARRIED



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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9668
(RZ 16-741244)**
(Location: 7140/7160 Marrington Road; Applicant: Westmark
Developments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/3-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668 be given
second and third readings.***

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9670
(ZT 16-740866)**
(Location: 4331 and 4431 Vanguard Road; Applicant: Christopher Bozyk
Architects Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

Discussion:

In response to a question from Council, staff confirmed that the site's current "Industrial Retail (IR1)" zoning under the Official Community Plan would not change as a result of the application.



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PH17/3-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9670 be given second and third readings.

CARRIED

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9673
(RZ 16-741547)**

(Location: 11660/11680 Montego Street; Applicant: Sansaar Investments Ltd.)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/3-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673 be given second and third readings.

CARRIED

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9680
(RZ 16-741423)**

(Location: 9760 Sealily Place; Applicant: Focus Construction Ltd.)

Applicant's Comments:

None.

Written Submissions:

Sukh Uppal, 11220 Seaport Avenue (Schedule 1)

Submissions from the floor:

None.



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Discussion:

In response to a question from Council, staff reported that the Bylaws Department and Transportation Department have advised that no parking issues have been reported in the past 12 months.

PH17/3-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9680 be given second and third readings.

CARRIED

7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9681 (RZ 15-713048)

(Location: 4300, 4320, 4340 Thompson Road, and 4291, 4331, 4431 and 4451 Boundary Road; Applicant: Kaimanson Investments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Jose Gonzalez, 7171 Ash Street (Schedule 2)

Submissions from the floor:

Barb Bowman, 4420 Thompson Road, posed questions regarding:

- Expected commencement of construction;
- The configuration of the access to Thompson Road; and
- Whether the environmental concerns were addressed in the proposal.

In response to Ms. Bowman's questions, staff advised that:

- Access, with connections to both Thompson Road and Boundary Road, is provided as part of the proposal;
- Off-site compensation will be provided in the City-owned park on the west side of Thompson Road with the planting of trees and shrubs; and
- On-site compensation will be provided through the planting of trees and shrubs adjacent to the pedestrian corridor through the site.

In response to the question from Ms. Bowman, Melvin Yap, Kaimanson Investments Ltd. advised that construction would commence as quickly as possible after all permits are obtained, hopefully in 12 months.



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Discussion:

In response to questions from Council, Mr. Yap advised:

- Six three-bedroom and handicap accessible townhouses will be provided for affordable housing; and
- The floor plan of the affordable housing units has been selected, however, the specific units on the site have not yet been designated.

PH17/3-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9681 be given second and third readings.

CARRIED

**8. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9682
(RZ 15-701939)**

(Location: 7760 Garden City Road; Applicant: Incircle Projects Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Iris Lee, 16 – 7733 Turnill Street (Schedule 3)

In response to a question from Council, staff advised that the purpose of the existing easement is to provide access and after a thorough review, staff confirmed that the easement is in place and on Title for the benefit of the proposed redevelopment site and can be used for the development.

Submissions from the floor:

Kim Fong, 7733 Turnill Street, commented on the additional risks to the safety of young children that will be created by additional traffic utilizing the existing access to 7733 Turnill Street. Mr. Fong stated his preference that vehicular access be provided via Garden City Road. This safety concern was also raised when the 7340 Turnill Street property was developed.

In response to a question from Council, Mr. Fong reported that he believed that the easement was for the private use of 7733 Turnill Street when he purchased his property in 2003.



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Iris Lee, 7733 Turnill Street, expressed concern with the impact of the opening of the driveway to the safety of her young children and with the potential for the owners of the adjacent development to drive at unsafe speeds while utilizing the driveway.

In response to a question from Council, staff advised of the measures that could be taken by the strata council to mitigate the concerns expressed by the residents of 7733 Turnill Street.

In response to questions from Council, Ms. Lee advised that she was not aware of the existence of the easement when she purchased her residence and that she had selected the property because it was at the end of the road, that will now be extended to provide access to the proposed development.

Dixon Choi, 7733 Turnhill Street, expressed concern about danger that will be posed to young children as a result of the increase traffic. Mr. Choi questioned whether access could be provided via Jones Road.

In response to a question from Council, staff reported that an easement does not exist to provide access from Jones Road.

In response to a question from Council, Mr. Choi reported that he had not been informed of the existence of the easement when he purchased his residence.

Kim Fong, 7733 Turnill Street, addressed Council a second time and questioned whether a restricted right-turn access from Garden City Road would be acceptable to the City and the applicant.

Discussion:

Staff provided the following information in response to questions from Council:

- The easement is registered on Title and it is the duty of the realtor to disclose all charges on Title;
- The arterial road status of Garden City Road and the greenway adjacent to Garden City Road were factors when considering providing right turn only access to and from Garden City Road;
- The staff recommendation is to provide access utilizing the existing easement;
- The subject lot is the only remaining site to be redeveloped that would utilize the existing easement for access; and
- The applicant and the strata council of 7733 Turnill Street could work



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together to implement traffic calming measures through a private arrangement between the two strata councils.

It was moved and seconded

That the application be referred to staff to clarify whether the easement was on title prior to 2003 and to consider options for alternate access to address the concerns of the neighbouring residents.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Loo,
Johnston
and Steves

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682 be given second and third readings.

DEFEATED

Opposed: Cllrs. Au,
Day,
McNulty,
and McPhail

Discussion:

Representatives of the applicant responded to questions from Council and noted:

- The overall safety of providing access through Garden City Road and the impact on the greenway were balanced against the provision of access via 7733 Turnhill Street;
- Applicant is willing to work with the strata council of 7733 Turnill Street to implement traffic calming measures;
- Contact was initiated with the strata council of 7733 Turnill Street via telephone calls and written correspondence regarding the proposed development and no concerns were identified;
- Road maintenance, visitor parking and amenity space is being provided as part of the development application; and
- Signage and traffic calming measures, such as speed bumps, could be



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installed throughout the complex.

In response to questions from Council, staff confirmed:

- The use of the easement is being recommended because it is consistent with the plan developed in 2003;
- An additional driveway will introduce a new conflict point on Garden City Road and will create safety concerns for cyclists and pedestrians utilizing the greenway; and
- The necessity for two separate legal entities to be established due to the elapsed time between the two developments.

In response to questions from Council, the architect for the proposal, advised that:

- The development cannot be reconfigured to provide access from Garden City Road; and
- The townhouses are three-bedroom units and will likely be purchased by other families with young children.

Council suggested that the developer meet with the strata council of 7733 Turnill Street to discuss the concerns with the access arrangements.

PH17/3-8

It was moved and seconded

That the application be referred to staff to review issues raised at the Public Hearing regarding access; and

That staff advise the applicant to undertake communication with the strata council of 7733 Turnill Street.

CARRIED

9. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9683 (RZ 15-716841)

(Location: 3411/3431 Lockhart Road; Applicant: Aman Hayer)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



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Submissions from the floor:

None.

PH17/3-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9683 be given second and third readings.

CARRIED

10. DEVELOPMENT PERMIT (DP 16-741981)

(Location: 10788 No. 5 Road; Applicant: Townline Gardens Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Applicant's Comments:

John Markulin, Bryson Markulin Zickmantel Structural Engineers, advised that the development proposal is being amended to remove the proposed ten-storey apartment building and to proceed with three (3) three-storey townhouse buildings, containing a total of 23 units, on the eastern edge of the site adjacent to Highway 99.

In response to questions from Council, Mr. Markulin confirmed that:

- The amended development proposal would result in reduced density;
- The plan is being revised in response to the proposed changes to the Steveston Highway/Highway 99 interchange; and
- The phasing of the construction of the tower and the townhouses is not the preference of the applicant.

Written Submissions:

Ralph and Lenore Radom, (Schedule 4)

Yvonne Bell, 10431 Mortfield Road (Schedule 5)

Frank Suto, (Schedule 6)

Erika Simm, (Schedule 7)



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Submissions from the floor:

Erika Simm, read aloud a written submission in support of the amended proposal. She stated her preference for the previously proposed ten-storey apartment building.

Stefan Emberson, spoke in support of the previously submitted development plan and the construction of a four-storey apartment building instead of the 23 townhouses.

Resident, spoke in support of the original plan that was initially supported by the community due to the inclusion of a senior's centre and medical centre. They expressed concern with the reduction in the size of the units in the new proposal, the orientation of the new development on the site and the resulting impact on the skyline and the change to the character of the existing neighbourhood.

In response to a question from Council, staff reviewed the changes to the development plan and the recommendation that the 15 affordable units be located in the eight-storey apartment building.

Resident addressed Council a second time and expressed concern regarding the City's application process.

Ms. Simms addressed Council a second time and stated that the original plan included concepts, not concrete plans for a medical centre and senior's centre. The amended development plan is in response to changed circumstances.

Discussion:

Staff provided the following information in response to questions from Council:

- The staff recommendation is based on the development plan submitted by the applicant; and
- The increase from a six to an eight-storey building was vetted by the Development Permit Panel, approved by Council in 2016 and the development permit was issued.



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PH17/3-10

It was moved and seconded

That DP 16-741981 in accordance with the DP plans provided in Attachment 2 of the March 16, 2017 memorandum titled "Development Permit Application 16-741981 Townline Gardens Inc. for 10788 No. 5 Road" be brought forward to a future Council meeting for consideration of DP issuance, subject to an amendment of the Housing Covenant registered on title as outlined in Table 1 of the memorandum.

CARRIED

Opposed: Cllrs. Day and Steves

ADJOURNMENT

PH17/3-11

It was moved and seconded

That the meeting adjourn (8:35 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 20, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Claudia Jesson)

Mayor and Councillors

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

To Public Hearing
Date: MARCH 20/17
Item # 6
Re: R216-741423

From: Webgraphics
Sent: Saturday, 18 March 2017 10:30
To: Mayor and Councillors
Subject: Send a Submission Online (response #1006)

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

Send a Submission Online (response #1006)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/18/2017 10:30:14 AM



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MAR 20 2017

Survey Response

Your Name	Sukh Uppal
Your Address	11220 seaport ave
Subject Property Address OR Bylaw Number	9760 Sealy place 8500/9680 (RZ 16-741423)
Comments	Traffic will increase and there is not proper parking in this area, also this will set a standard for the neighbouring lots adding to the problem.

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Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 20, 2017.

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 20, 2017.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 13 March 2017 10:46
To: Mayor and Councillors
Subject: Send a Submission Online (response #1005)

To Public Hearing
Date: MARCH 20/17
Item # 7
Re: R215-713048
BYLAW 9681

Send a Submission Online (response #1005)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/13/2017 10:46:17 AM



Survey Response

Your Name	Jose Gonzalez
Your Address	7171 Ash Street
Subject Property Address OR Bylaw Number	4340 Thompson Road, Bylaw 9681
Comments	As the owner of 4340 Thompson Road, which is part of the March 20th Public Hearing, I support the Bylaw and proposed rezoning. This proposal brings much-needed modernization to Richmond's "far side" of the freeway. It will improve the area's livability for current and future residents, as well as deliver much-needed affordable housing units.

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

To Public Hearing
Date: MARCH 20
Item # 8
No. R2-15-701939

Mayor and Councillors

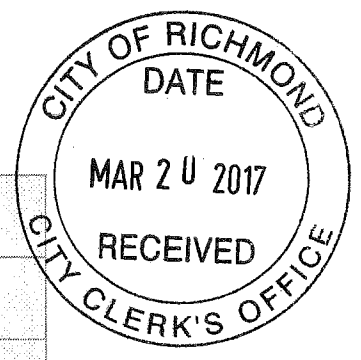
From: Webgraphics
Sent: Sunday, 19 March 2017 21:34
To: Mayor and Councillors
Subject: Send a Submission Online (response #1007)

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

Send a Submission Online (response #1007)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/19/2017 9:34:41 PM



PHOTOCOPIED
MV
MAR 20 2017

Survey Response

Your Name	Iris Lee
Your Address	16-7733 Turnill Street
Subject Property Address OR Bylaw Number	Bylaw 9682 (RZ 15-701939)
Comments	To Whom It May Concern, I would like to submit in writing my strong opposition to the proposed rezoning, specifically around the vehicle access from 7733 Turnill into the new proposed townhouse property. Being a resident of 7733 Turnill, one of my biggest concern is around the safety of the children in our townhouse complex who play outside in the driveways, including my own. Property is expensive in our city as everyone knows and not everyone can afford to live in a property that has a backyard for their kids to play in. I very much value the quietness and safety that our townhouse complex currently provides, allowing me the ability to play outside in the driveways with my kids. This will change dramatically should access be allowed to this new townhouse complex. By allowing access for another townhouse complex, more cars will be allowed to drive through which will mean less

Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 20, 2017.

& DISTRIBUTED

safety for the kids. Furthermore, the area which access is being proposed is currently a dead-end. Only the cars of the 4 townhouses in that area drive on that driveway. If access is allowed, at least double the amount of cars will then drive through that area, which means increased chances for accidents to happen and a lot less safety for the children of our complex. I'm also very concerned around the wear and tear of our common property. The residents of our complex currently pay strata for the maintenance and upkeep of our common property. By allowing this access, there will be more wear and tear on our common areas which would be a concern for me as it potentially means an increase in my strata fees to pay for others not part of our strata to use our common areas. This is absolutely not acceptable. We also already have very limited visitor parking spots. By allowing access, regardless of whatever rules we put into place, visitors of this other complex may mistake their ability to use our visitor spots making it more difficult for our visitors to find spots within our complex. And other concerns I would have would be around the logistics of how this will play out such as their mailboxes and garbage/recycling area. I will assume that the expectation is that they will have their own but now that means that Canada Post and the recycling trucks who don't usually come through our driveways on a regular basis will now need to come through. What it really all comes down to is the increase of traffic and usage of our common area of our townhouse complex. To me it is not acceptable for this other complex to utilize our common area - creating a less safe area for our kids and residents and increasing the wear and tear on our common areas. It's also worth mentioning that in general, people are much more careless about areas that don't "belong" to them and as such I would be concerned about the carelessness that the residents would have with 7733 Turnill. And this is no reflection necessarily on the people that could be living there, but they will see 7733 Turnill as simply a transit area to their property and as such, will more not engage in the same care and thoughtfulness of someone who is currently part of our townhouse community. What I would like to understand is why can they not use an entry way from Garden City. The current property has an entry way from Garden City, so can they not retain this? As residents of 7733 Turnill and members who pay into our strata, how much say do we have in opposing this? To conclude I just want to again state that I strongly oppose the allowance of vehicle access through 7733 Turnill Street. Thank

you for your consideration of my concerns, Iris Lee

Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 20, 2017.

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

MayorandCouncillors

From: LENORE RADOM <lenoremail@shaw.ca>
Sent: Monday, 20 March 2017 09:31
To: MayorandCouncillors
Subject: Tow line homes

To Public Hearing	
Date:	MARCH 20/17
Item #	10
Re:	DP 16-741981

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

Hello & absolutely No to the 10 storey proposal!

We fought long & hard with the Lingyen temple re the height so how Townline has the nerve to change the rules for them is beyond me.

We live across road from the temple & I sure don't want to go thru this aggravation again of you let them but not me sort of thing!!!

Where is the proposal for a 'Canada line extension' to go on the 99 Hwy to accommodate all these homes & people...& who the heck wants to l've in that congested pool of traffic & people if there isn't adequate transit as there sure is NO OTHER REASON to live there!!

The low townhouse proposal below the 'din' of traffic noise might be more appealing.

Sorry, we are unable to attend the meeting this eve.

Trust our input will be considered.

Sincerely,

Ralph & Lenore Radom

Sent from my iPad

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mv

MAR 20 2017

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Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 20, 2017.

To Public Hearing	
Date:	March 20/17
Item #:	10
Re:	DP 16-741981

Mayor and Councillors

From: Bell, Yvonne [HSSBC] <Yvonne.Bell@hssbc.ca>
Sent: Monday, 20 March 2017 16:56
To: Mayor and Councillors
Subject: #10 on tonight's (March 20/2017) Public Hearing agenda: Rezoning application by Townline Gardens Inc for 10788 No. 5 Road

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

I do not agree that Townline Gardens Inc should be allowed to change their original proposal of a 6 storey apartment to a 10 storey apartment. I think this is too high of density for the corner of 5 road and Steveston Highway. I also do not think that Townline should be able to change the Jasmine 4 storey apartment that was supposed to be approximately 100 affordable apartments to 23 three level townhouses that would sell for current market value.

Yvonne Bell
10431 Mortfield Road

Richmond, BC

V7A 2W1



Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 20, 2017.

Mayor and Councillors

To Public Hearing
Date: March 20/17
Item # 10
No. DP 16-741981

From: Frank Suto <fsuto@shaw.ca>
Sent: Monday, 20 March 2017 15:02
To: Mayor and Councillors
Subject: Public Hearing Townline " The Gardens "

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

Mayor and Councillors:

It's my understanding that the above captioned topic will be an agenda item this evening.

As a resident of the area I'd like to suggest that the maximum height be not increased to accommodate a ten story tower as doing so would open the door to other high rise development.

The local community has resisted applications for other tall structures and the sentiment has not changed.

Should Townline feel the economics of their development become less positive if they are unable to build the higher tower (ten stories), they should be encouraged to redesign the remainder of their development with the understanding that the maximum height will be the 25 meters which has already been approved.

Sincerely,
Frank Suto

"Seas" Resident



Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, March 20, 2017.

Mayor and Councillors,

To Public Hearing
Date: <u>March 20/17</u>
Item # <u>10</u>
Re: <u>DP 16-741981</u>

March 20, 2017

In the beginning the Fantasy Garden site was a very unique place for a developer: 12 acres of park at the north end, which is great for retirees and gardeners, easy highway access for young professionals who work in Vancouver, a large shopping centre and restaurants close by, something for everyone.

The developer involved the public right from the start and all looked very promising. The building phases started and all was well.

Until the announcement of the proposed new Fraser Bridge with 14 or more lanes, a huge clover leaf of roads, three stories high.

That changed the remaining un-built eastern part of the site into a very difficult one, maybe presently one of the most difficult in Richmond.

The developer, Townline Homes, is known to be able to handle unusual or difficult sites. He built one such townhouse site at the corner of Westminster Hwy and No. 2 Road; and he received an award for it. A treed berm on the corner takes the impact of the almost constant traffic.

But the "Gardens" east side is much more hard to accomplish.

The presently downsized proposal has to deal with the height of the clover leaf, the width of the proposed highway lanes, the traffic noise, and soil conditions.

Townline Homes Rick Ilich prides himself to be a successful site developer.

But to be successful at this site with all its difficulties, and to be able to add this neighbourhood as an asset for the residents of Richmond, he needs to be supported by council.

This is why I am asking you to accept Townline Homes proposal as it is presented today.

Thank you.

Erika Simm