



**Regular Council Meeting for Public Hearings**

**Monday, April 16, 2012**

Place: Council Chambers  
Richmond City Hall  
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Evelina Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Linda Barnes  
Councillor Derek Dang

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

- 1. Zoning Amendment Bylaw 8691 (RZ 07-380222)**  
(Location: 6951 Elmbridge Way; Applicant: 6951 Elmbridge Way Ltd.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH12/4-1 It was moved and seconded

***That Zoning Amendment Bylaw 8691 be given second and third readings.***

**CARRIED**



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Monday, April 16, 2012**

2. **Zoning Amendment Bylaw 8870 (RZ 11-596352)**  
(Location: 6688 Livingstone Place; Applicant: Ajit Thaliwal)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH12/4-2

It was moved and seconded

***That Zoning Amendment Bylaw 8870 be given second and third readings.***

**CARRIED**

PH12/4-3

It was moved and seconded

***That Zoning Amendment Bylaw 8870 be adopted.***

**CARRIED**

3. **Zoning Amendment Bylaw 8871 (RZ 11-591786)**  
(Location: 10231 and 10251 Ruskin Road; Applicant: Ying Zi Zhang)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Ken Francis, 8311 Ryan Road, spoke in support of the proposed development but stated his concerns regarding: (i) the potential that drainage from the subject site, which sits at a higher grade than his property, could cause problems for him; and (ii) the potential for damage to his property during the construction period.

PH12/4-4

It was moved and seconded

***That Zoning Amendment Bylaw 8871 be given second and third readings.***

**CARRIED**



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4. **Zoning Amendment Bylaw 8872 (RZ 11-593412)**  
(Location: 8540 and 8560 Jones Road; Applicant: Zhao XD Architect Ltd.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

It was moved and seconded

***That Zoning Amendment Bylaw 8872 be given second and third readings.***

**CARRIED**

PH12/4-5

5. **Zoning Amendment Bylaw 8873 (RZ 11-577561)**  
(Location: 9100, 9120 and 9140 No. 3 Road; Applicant: Am-Pri Construction Ltd.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

John Henderson, 8271 Rideau Drive provided a written submission (attached to these Minutes as Schedule 1) and stated that he spoke on behalf of five residents of Rideau Drive. He outlined five concerns which have been addressed by the developer: privacy, height reduction, reducing the proposed 19 units to 18 units, removing one of the visitor's parking spaces and the electrical box from the green space between the project and existing homes, and drainage.

In addition, the residents still have a concern with potential noise pollution. Mr. Henderson concluded by suggesting that the new Official Community Plan allow for six metres of green space between single-family residences and townhouse, or apartment, developments.



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Boris Tabakman, 9160 No. 3 Road spoke in support of the proposed development but noted that it was important for privacy to be maintained on surrounding properties. He expressed concerns regarding: (i) whether balconies of the proposed three storey units would overlook his property; (ii) the proposed height of the fence meant to buffer the subject site from his property; (iii) the proposed height of landscape elements between the subject site and his property; and (iv) whether balconies of the proposed two storey units would face south.

PH12/4-6

It was moved and seconded

***That Zoning Amendment Bylaw 8873 be given second and third readings.***

**CARRIED**

**6. Official Community Plan Amendment Bylaw 8874 and Zoning Amendment Bylaw 8875 (RZ 11-586705)**

(Location: 6011 and 6031 No. 1 Road; Applicant: Centro Terrawest Development Ltd.)

*Applicant's Comments:*

Kush Panatch, 6791 Elmbridge Way, spoke on behalf of the applicant, and was accompanied by Project Architect Rob Weber. Mr. Panatch: (i) noted the high quality of the project; (ii) advised that the project team had consulted with the community living in the vicinity of the subject site; and (iii) that the proposed development included a variety of residential unit sizes.

*Written Submissions:*

- (a) Roger K. C. Cheng, 3331 Trutch Avenue (Schedule 2)
- (b) Doug Nightingale, 3220 Semlin Drive (Schedule 3)
- (c) Peter Chan, #125-3880 Westminster Highway (Schedule 4)
- (d) Connie S. B. Fung, 3200 Semlin Drive (Schedule 5)
- (e) Parisa Zaini, #18-3880 Westminster Highway (Schedule 6)
- (f) Phu Tse Sing Lan, 5720 Musgrave Cr. (Schedule 7)
- (g) Mandeep Aulakh, 5511 No. 1 Road (Schedule 8)
- (h) Sharon Dulay, 5740 Forsyth Crescent (Schedule 9)
- (i) Demetrios Dimou, 3400 Granville Avenue (Schedule 10)





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- (j) B.C. Teoh and Joyce Teoh, 6071 Forsyth Crescent (Schedule 11)
- (k) Pak Lin Lam, 5564 Cornwall Drive (Schedule 12)
- (l) John Giuliano, 5562 Hankin Drive (Schedule 13)
- (m) Solvig Kwei, #116-3880 Westminster Highway (Schedule 14)
- (n) Earl and Maryanne Kwei, #116-3880 Westminster Highway (Schedule 15)
- (o) Courtney Haddix, #29-6000 Barnard Drive (Schedule 16)
- (p) Mei Chun Ng, #120-3880 Westminster Highway (Schedule 17)
- (q) Trinh Tu Ha, #20-6179 No. 1 Road (Schedule 18)
- (r) Phengiri Kanchanaphan, #1-6111 No. 1 Road (Schedule 19)
- (s) Mike Ducey, 5920 Forsyth Cres. (Schedule 20)
- (t) Alan Lian, #11-3880 Westminster Hwy. (Schedule 21)
- (u) Anne Kwok, #5-6111 No. 1 Road (Schedule 22)

*Submissions from the floor:*

Erika Simm, 4991 Westminster Highway, spoke in support of the proposed development and noted that it would improve the appearance of the Westminster Highway and No. 1 Road corner. Further, the proposed development would add much needed retail space to the Terra Nova neighbourhood.

After a brief discussion between Mr. Panatch and Council, staff were directed to explore with the applicant the possibility of creating an on-site indoor amenity space in lieu of a financial contribution.

PH12/4-7

It was moved and seconded

***That OCP Amendment Bylaw 8874 and Zoning Amendment Bylaw 8875 each be given second and third readings.***

**CARRIED**



**Regular Council Meeting for Public Hearings  
Monday, April 16, 2012**

- 7. **Temporary Commercial Use Permit Application (TU 12-600784)**  
(Location: 12631 Vulcan Way; Applicant: Paul Cheung (Lions Communications Inc.))

*Applicant's Comments:*

The applicant, Paul Cheung stated that the proposed Summer Night Market was an important event which his company has managed in this location for the past four years, and that he would like to continue for another three years.

*Written Submissions:*

- (a) Memorandum dated April 12, 2012 from Brian J. Jackson, Acting General Manager Planning and Development (Schedule 23)

*Submissions from the floor:*

None.

PH12/4-8

It was moved and seconded

***That a Temporary Commercial Use Permit be issued to Paul Cheung (Lions Communications Inc.) for the property at 12631 Vulcan Way for the purpose of permitting an evening night market event between May 11, 2012 to September 16, 2012 (inclusive), May 10, 2013 to September 8, 2013 (inclusive) and May 9, 2014 to September 14, 2014 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules including the additional condition outlined in the Acting General Manager, Planning and Development's, Memorandum dated April 12, 2012.***

**CARRIED**

**ADJOURNMENT**

PH12/4-9

It was moved and seconded

***That the meeting adjourn (7:42 p.m.).***

**CARRIED**



**Regular Council Meeting for Public Hearings  
Monday, April 16, 2012**

Certified a true and correct copy of the  
Minutes of the Regular Meeting for Public  
Hearings of the City of Richmond held on  
Monday, April 16, 2012

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Mayor (Malcolm D. Brodie)

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

**Schedule 1 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**

<b>To Public Hearing</b>
Date: <u>APRIL 16, 2012</u>
Item # <u>5</u>
Re: <u>Bylaw No</u> <u>8873</u>

To AM-PRI Construction and the City of Richmond ( RZ 11-577561 )

We the 5 residences on Rideau Drive would like to thank the construction company for addressing some of our concerns including :

A) Privacy- -by having the proposed town homes face north and south so that balconies and front windows are not over looking our back yards

B ) Height Reduction -- there will be no 3 story units located on the eastern portion of the property and that these 2 story units will be no higher than 7.5 meters above grade.

C ) Reducing the size of the project from 19 units to 18 units .

D ) Removing one of the visitor's parking spaces as well as the electrical box from the 4.5 meters of green space between the project and our homes.

E ) Drainage --- that access to the drainage system which will be built on-site will be made available to all the adjacent properties on Rideau Drive.

The one concern we still have is the noise pollution which may arise as a result of the remaining 2 visitor parking places and the 2 driveways which will be located within a meter of the back fence. Although a 6 foot cedar fence and the planting of laurel bushes may be an effective visual deterrent between properties ,they are not as effective as a sound barrier. If sound reducing materials could be applied to those sections of the fence where asphalt meets cedar, it would be much appreciated.

A NOTE to the CITY of RICHMOND : The present Richmond OCP allows builders to construct buildings to within 4.5 meters of single family residences without necessarily providing green space as a buffer between properties. Since Richmond prides itself in being green ( tree preservation, ALR lands and parks and other open spaces ), we would like to suggest that Richmond's new OCP allow for 6 meters of green space between single family residences and apartment or townhouse developments. We had originally had asked this developer for 6 meters of green space as a buffer zone but the proposed density of this development would not allow it.

Respectively submitted by the 5 owners of properties on Rideau Drive :

8231 , 8251 , 8271 , 8291 , and 8311 Rideau Drive ( Jan. / Feb. 2012 )





<b>To Public Hearing</b>	
Date:	April 16, 2012
Item #:	6
Re:	Bylaws 8874 + 8875

**CityClerk**

**From:** Roger Cheng [rogerkccheng@hotmail.com]  
**Sent:** April 2, 2012 9:03 AM  
**To:** CityClerk  
**Subject:** 6011 - 6031 No. 1 Road - RZ11-586715 - Bylaw 8874 & 8875  
**Categories:** 12-8060-20-8874/8875 (RZ 11-586705)

**Schedule 2 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**

To whom it may concern:

I have reviewed the Development Resubmission, dated December 9, 2011 prepared for Centro Terrawest Development Ltd.

As a resident of Terra Nova, I am in support of this mixed-use development, which will provide one-level living space in an area dominated by multi-level homes and townhouses. The availability of this type of accommodation will allow existing owners downsize and age in place within the community.

Yours truly,

Roger K.C. Cheng  
3331 Trutch Avenue  
Richmond, B.C.  
V7C 5W8

Res: 604-821-0628  
Cell: 604-816-2282.



<b>To Public Hearing</b>
Date: <u>April 16, 2012</u>
Item # <u>6</u>
Re: <u>Bylaws 8874 +</u> <u>8875</u>

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 3, 2012 11:40 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #633)  
**Categories:** 08-4105-20-2011586715 - Development at 6011-6031 No. 1 Road

**Send a Submission Online (response #633)**

**Schedule 3 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/3/2012 11:43:22 AM

**Survey Response**

Your Name:	Doug Nightingale
Your Address:	3220 Semlin Drive
Subject Property Address OR Bylaw Number:	6011 - 6031 #1 Road, RZ11 - 586715
Comments:	I have seen the proposed design of this project and would like to endorse the project. It would be a welcome addition to our neighborhood. I have lived in Terra Nova for 10 years and look forward to this corner being developed. I also think it would be advantageous in this area to have one/level living , available similar to this project.



APRIL 03, 2012

ATTENTION: CITY CLERK

RE: 6011-6031 NO. 1 ROAD  
RZ 11-586715  
BYLAW 8874 & 8875

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Bylaws 8874 & 8875


Schedule 4 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.

DEAR SIR/MADAM:

I AM A RESIDENT AT UNIT #125, AT 3880 WESTMINSTER. THIS IS A DEVELOPMENT ADJOINING THE ABOVE PROJECT. MY UNIT IS RIGHT NEXT TO THE ABOVE PROJECT.

AFTER REVIEWING THE PROPOSED MIXED USED DEVELOPMENT, I AM VERY PLEASED WITH THE PROPOSED DESIGN AS WELL AS THE CONSIDERATIONS TAKEN BY THE DEVELOPER ON THE NEIGHBORHOOD. I AM VERY PLEASED TOO THAT THE DEVELOPER HAD PROPOSED ADEQUATE SETBACK AS WELL AS BUFFERS TO MINIMIZED IMPACT ON OUR UNITS.

I SUPPORT THE DEVELOPMENT AND SUCCESS ON THEIR ENDEAVOUR.

  
PETER CHAN  
125-3880 WESTMINSTER HWY  
RICHMOND BC V7C 5S1



CityClerk

To Public Hearing  
Date: April 16, 2012  
Item # 6  
Re: Bylaws 8874 & 8875

From: Connie Fung [csbfung@shaw.ca]  
Sent: April 3, 2012 16:53  
To: CityClerk  
Subject: 6011 - 6031 No. 1 Road - RZ11-586715 - Bylaw 8874 & 8875  
Categories: 12-8060-20-8874/8875 (RZ 11-586705)

		INT
	DW	
	GJ	
	KY	
	DB	

To whom it may concern:

I am living in the Terra Nova area. It comes to my attention that an application has been submitted to the City of Richmond in respect of redevelopment of the above property.

I have reviewed the Development Resubmission, dated December 9, 2011 prepared for Centro Terrawest Development Ltd. I have no objection to the said redevelopment application and am in support thereof.

Connie S. B. Fung  
3200 Semlin Drive  
Richmond, B.C.  
V7C 5V5  
Cell: 604-833-3458

**Schedule 5 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**





**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 7, 2012 3:04 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #634)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

**Schedule 6 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.**

**Send a Submission Online (response #634)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/7/2012 3:07:25 PM

**Survey Response**

Your Name:	Parisa Zaini
Your Address:	18- 3880 Westminster HWY, Richmond V7C 5S1
Subject Property Address OR Bylaw Number:	Bylaw 8875 (RZ 11-586705)
Comments:	I am opposed to the idea of making four story building in our neighborhood. Although it will generate jobs, but it will make lots of traffics and noises as well. We will lose our peace which we have in Terra Nova. This is a quiet and private community which stands it out from downtown and busy locations. People like us are choosing these places for their unique environment. I love our Mayor and his professional job in the city. I really do not understand the purpose of having high rises in such a community. I do not mind to have more stores in the area for jobs and easy shopping, but definitely no high rise. This is a town housing and detached housing community, please do not ruin it.



**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 10, 2012 2:22 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #635)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>	
Date:	April 16, 2012
Item #	6
Re:	bylaw 58874+
	8875

**Schedule 7 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**

**Send a Submission Online (response #635)****Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/10/2012 2:24:42 PM

**Survey Response**

Your Name:	Phu Tse Sing LAN
Your Address:	5720 Musgrave Cr Richmond v7c 5n3
Subject Property Address OR Bylaw Number:	6011-6031 no 1 rd. RZ-586715
Comments:	I like the development that is planned for this corner. Would like to see more shops in this area. I have lived in this area for more than 15 years.



**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 10, 2012 11:08 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #637)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>
Date: April 16, 2012
Item # 6
Re: bylaws 8874 & 8875

**Schedule 8 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.**

## Send a Submission Online (response #637)

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/10/2012 11:04:31 PM

## Survey Response

Your Name:	MANDEEP AULAKH
Your Address:	5511 NO.1 ROAD, RICHMOND, BC, V7C1T1
Subject Property Address OR Bylaw Number:	8874 & 8875
Comments:	UNFORTUNATELY, I WILL NOT BE ABLE TO ATTEND THE PUBLIC HEARING. HOWEVER I DO WANT TO VOICE MY POSITION ON THE PROJECT IN QUESTION FOR 6011-6031 NO.1 ROAD. I LIVE AT 5511 NO. 1 ROAD AND THINK THAT THIS PROJECT WOULD BE A WONDERFUL ADDITION TO THE TERRA NOVA COMMUNITY. THE CORNER IS CURRENTLY NOT VERY ATTRACTIVE, NOR VERY BUSY, IT JUST LOOKS LIKE AN EMPTY BUILDING. HOWEVER THIS TYPE OF ENHANCEMENT WOULD, IN MY OPINION, BRING DESIRED BUSINESSES AND QUALITY TO OUR BEAUTIFUL NEIGHBOUROOD. IT WOULD PROVIDE US WITH VARIETY WITHOUT HAVING TO TRAVEL TO THE NEXT CLOSEST SHOPPING MALL. THUS MY FAMILY AND I ARE VERY MUCH IN FAVOUR OF THIS PROPOSAL.





**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 10, 2012 10:35 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #636)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

To Public Hearing  
 Date: April 16, 2012  
 Item # 6  
 Re: Bylaws 8874 + 8875

**Schedule 9 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.**

**Send a Submission Online (response #636)**

**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/10/2012 10:32:23 PM

**Survey Response**

Your Name:	Sharon Dulay
Your Address:	5740 Forsyth cres
Subject Property Address OR Bylaw Number:	6011 & 6031 no. 1 rd
Comments:	I am a property owner & resident in this area & have been for over 10 years. I would love to see the corner of no.1 rd & Westminster updated. It would be beneficial to have more options of shops in our neighborhood. Currently I drive to Seafair, or Blundell for specialty shops, butcher, bakery, fruit & vegetable shop, flower shop, etc. We are an environmentally conscious family, therefore it is important for us to be able to walk, rather than drive to different areas of Richmond. The current commercial amenities do not encompass all. There would be more employment opportunities for students, etc. More housing options for elderly with acces to amenities. I certainly hope that this area is redeveloped to accommodate shops & housing for our community.





APRIL 10, 2012

RE: 6011 & 6031 No. 1 ROAD

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Inlaw 9874 +
Inlaw 9875

TO CITY COUNCIL,

Schedule 10 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.

THE PROPOSED DEVELOPMENT WILL BE A WELCOME ADDITION TO THE  
NEIGHBORHOOD. THE COMMERCIAL SPACE ON THE GROUND FLOOR CAN BEING  
MORE BUSINESS/RETAIL (EG. BAKERY, PHARMACY, ETC) TO SERVICE THE AREA.  
THE COMBINED RESIDENTIAL/COMMERCIAL SPACE SEEMS APPROPRIATE - BEING  
BETWEEN TERRA NOVA MALL AND TOWNHOUSES IT IS A NATURAL TRANSITION.  
ALSO, HAVING SMALL APARTMENTS WILL GIVE YOUNG PEOPLE IN THE AREA  
ANOTHER CHOICE.

SINCERELY,

DEMETRIOS DIMOU  
3400 GRANVILLE AVE.  
RICHMOND, BC.  
604-277-1228



April 10<sup>th</sup>, 2012

Schedule 11 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Maw 8874 + by law 8875

To City Councillors of Richmond

Re: 6011-6031 No 1 Rd, Richmond, BC  
R211-556715

We are pleased to give our  
whole hearted support to this development.  
It is much needed in this corner  
of Richmond and is a great improvement  
over what currently exists.

As a longtime resident, we believe this  
is a positive impact as it will increase  
the available service (eg more retail  
choices) and also improve our property  
value (which helps us personally)

We welcome any questions you may  
have regarding the above.

Sincerely,

BC Teoh + Joyce Teoh  
6071 Forsyth Cres  
Richmond, BC  
VIC 2C4  
(604) 818. 0208



Schedule 12 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 & 8875

City of Richmond  
Attn: City Clerk  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

April 10, 2012

To whom it may concern:

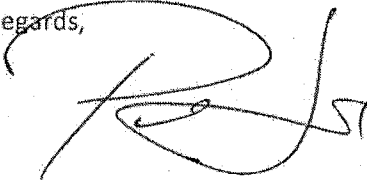
RE: 6011-6031 No. 1 Road, RZ11-586715, By-Law 8874 & 8875

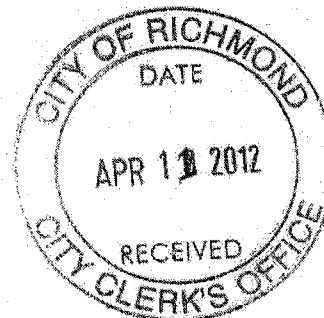
As a resident of Terra Nova for the past twenty years, I am delighted to see the potential that TerraWest would bring to the corner of No. 1 Road and Westminister Highway. Having lived in Terra Nova for such an extended period of time, I have seen multiple tenants in that area that did not add any particular value to my neighbourhood. After attending TerraWest's information meeting, I believe they would rejuvenate this corner lot to its maximum potential.

As a recent newlywed, I would love to stay in the area, allowing me to be close to my parents, have access to a great elementary school, and be within walking distance to a number of resources. By introducing a new condominium to the space, I would be able to stay in this area with my smaller budget.

I am also excited about the retail element TerraWest is bringing to this area. I am definitely interested to see more variety of stores within the neighbourhood. The idea of combining retail space and living space is a much better use of the corner than a standard townhouse complex.

Regards,

  
Pak Lin Lam  
5564 Cornwall Drive  
Richmond, B.C.  
Canada V7C 5M8  
[REDACTED]



To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 & 8875

April 5, 2012

City of Richmond  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

**Schedule 13 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**

**Attention: City Clerk**

Dear Sir/Madam,

**Re: 6011 – 6031 No. 1 Road  
RZ11 – 586715  
By-Law 8874 & 8875**

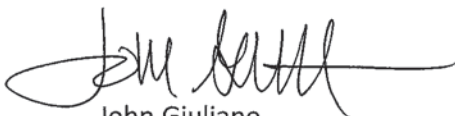
As a Richmond resident of twenty-four years and living in the Terra Nova area for the past six years, I writing in support of the above captioned re-development proposed for the southwest corner of No. 1 Road and Westminster Highway.

I initially visited the open house over a year ago and was impressed with the building design and layout however I have now seen the revised plan and truly believe it is an improvement over the initial proposal. I believe it strikes a fair balance between respecting the residents to the west and south yet looks impressive on the corner and enhances the neighbourhood in general. In addition, the commercial level will provide the opportunity for increased amenities and complements Terra Nova Village.

With an aging parent living in Richmond I know first-hand the benefits of the proposed one level condominium living with amenities in close proximity. I believe the demand for this type of residences will only increase over time therefore the proposed re-development of one level condominium will address that need.

I urge the City to support the re-development as proposed.

Regards,



John Giuliano,  
5562 Hankin Dr.  
Richmond, B.C.  
V7A 5N2





**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 11, 2012 1:26 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #638)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>	
<b>Date:</b>	April 16, 2012
<b>Item #</b>	6
<b>Re:</b>	Bylaws 8874 + 8875

Send a Submission Online (response #638)

**Schedule 14 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/11/2012 1:29:18 PM

## Survey Response

Your Name:	Solvig Kwei
Your Address:	solvigkwei@gmail.com
Subject Property Address OR Bylaw Number:	6011 and 6031 No. 1 Road; Bylaw 8874 and Zoning Amendment Bylaw 8875
Comments:	I am a homeowner at 116 - 3880 Westminster Highway, Richmond, BC V7C 5S1 in the Terra Nova development. I object to the land use change from "residential" to "mixed use" and the zoning amendment change from "local commercial and single detached" to "commercial mixed use." The proposed 4-story and 36 apartment units will cause traffic congestion and bring in a new mix of residents in our already crowded neighborhood. This traffic will also be a safety hazard to pedestrians and children living in Terra Nova. Please take these implications into consideration for the April 16th hearing. Siincerely, Solvig Kwei

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 11, 2012 1:29 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #639)  
**Categories:** 12-8060-20-8875 (RZ 11-586705)

<b>To Public Hearing</b>
Date: <u>April 16, 2012</u>
Item # <u>6</u>
Re: <u>Bylaws 8874 +</u>
<u>8875</u>

**Schedule 15 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**

## Send a Submission Online (response #639)

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/11/2012 1:31:48 PM

## Survey Response

Your Name:	Earl & Maryanne Kwei
Your Address:	seakwei@gmail.com (property address below)
Subject Property Address OR Bylaw Number:	6011 and 6031 No. 1 Road; Bylaw 8874 and Zoning Amendment Bylaw 8875
Comments:	I am a homeowner at 116 - 3880 Westminster Highway, Richmond, BC V7C 5S1 in the Terra Nova development. I object to the land use change from "residential" to "mixed use" and the zoning amendment change from "local commercial and single detached" to "commercial mixed use." The proposed 4-story and 36 apartment units will cause traffic congestion and bring in a new mix of residents in our already crowded neighborhood. This traffic will also be a safety hazard to pedestrians and children living in Terra Nova. Please take these implications into consideration for the April 16th hearing. Sincerely, Earl & Maryanne Kwei

To Public Hearing
Date: <u>April 16, 2012</u>
Item # <u>6</u>
Re: <u>Bylaws 8874 &amp;</u>
<u>8875</u>

April 11<sup>th</sup>, 2012

**RE: RZ11-586715  
By-Law 8874 & 8875  
Terra West  
6011-6031 No.1 Road**

**Schedule 16 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**

Attention: City Clerk

I am writing this letter to show my support for the *Terra West* project being developed by Centro Properties Group Ltd located at 6011 No.1 Road, in the neighborhood of Terra Nova in West Richmond BC.

As a lifelong resident of Richmond and an avid supporter of its residents and housing, I believe that this development will add many benefits to the local community. Furthermore, after seeing the detailed plans for this project I believe that the architecture and the building itself will add great value to the Terra Nova neighborhood. The addition of condominiums and retail shopping space will be a welcome bonus to an already thriving neighborhood. The Westside of Richmond is lacking the development of new condominiums that appeal to young professionals looking to lay down roots in this beautiful community. The *Terra West* development will fill this void in the market, and add new housing that differentiates from the multitude of townhouses and single family homes in the neighborhood. In addition, the development will provide much needed curb appeal for a corner that is currently visually unappealing and outdated.

In conclusion, I believe that the *Terra West* development will be a welcome addition to the Terra Nova neighborhood and I look forward to enjoying the servicescape of the building and retail shops that it will add to the neighborhood.

Sincerely,



Courtney Haddix  
#29-6000 Barnard Drive  
Richmond, BC  
V7C 5P7



<b>To Public Hearing</b>	
Date:	April 16, 2012
Item #:	6
Re:	Bylaws 8874 + 8875

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 15, 2012 9:08 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #641)  
**Categories:** 08-4105-20-2012598802 - 6031 & 6033 No 1 Road

**Schedule 17 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.**

Send a Submission Online (response #641)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/15/2012 9:12:11 PM

Survey Response

Your Name:	Mei Chun Ng
Your Address:	#120-3880 Westminster Highway, Richmond, BC, V7C 5S1
Subject Property Address OR Bylaw Number:	6011 & 6031 No. 1 Road
Comments:	I am strongly opposed to the rezoning of the subject property because I do not want this area to become commercialized. When I bought my unit, I chose this area specifically because it is only for residential use. Furthermore, the rezoning area is very close to my unit, so it will definitely have a severe effect to my family.





APR 15/12

RE: 6011 + 6031 No. 1 Road

BYLAW 8874 + 8875 (RZ 11-586705)

Trinh Tu Ha  
#20-6179 NO. 1 Road  
Richmond, BC V7C-1T4

To Public Hearing
Date: April 16, 2012
Item #: 6
Re: Bylaws 8874 + 8875

I <sup>(support)</sup> support this development on 6011 and  
6031 NO. 1 Road.

Schedule 18 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.

Trinh Tu Ha

778-839-1368



Schedule 19 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.

To Public Hearing
Date: April 16, 2012
Item # 6
Re: Bylaws 8874 + 8875

DATE:- APRIL 16, 2012

TO:- SARA BADYAL (604-276-4282)

PLANNING AND DEVELOPMENT DEPARTMENT

PROJECT:- OFFICIAL COMMUNITY PLAN AMENDMENT BY LAW 8874 AND ZONING  
AMENDMENT BY LAW 8875 (R2 11-586705)

LOCATION/S 6011 AND 6031 NO. 1 ROAD

FROM:- PHENGIRI KANCHANAPHAN

ADDRESS # 1-6111 NO. 1 ROAD, RICHMOND, B.C. V7C 1T4

(SALISBURY LAND TOWNHOUSE)

TEL:- (604) 207-9331

COMMENTS.



### COMMENTS:-

- ①. BUILDING IS TOO CLOSE TO THE EXISTING TOWNHOUSE (SALISBURY LANE).
- ②. BUILDING IS TOO HIGH FROM THE EXISTING TOWNHOUSE (SALISBURY LANE).
- ③. UPPER FLOOR PARKING LOT IS TOO HIGH COMPARE TO EXISTING TOWNHOUSE (SALISBURY LANE).
- ④. DRIVEWAY IS TOO HIGH TO COMPARE TO EXISTING TOWNHOUSE (SALISBURY LANE).

### COMMENTS ABOUT THE DESIGN:-

- ①. INCREASE MORE OPEN SPACE BETWEEN BUILDING AND EXISTING TOWNHOUSE
- ②. REDUCE THE HEIGHT OF BUILDING TO THE SAME LEVEL OF TOWNHOUSES' ROOF.
- ③. REDUCE THE UPPER FLOOR PARKING LOT'S HEIGHT AND SHOULD BE THE SAME EXISTING WALKWAY OF SALISBURY LANE TOWNHOUSE.
- ④. THE LEVEL OF DRIVEWAY TO THE UPPER FLOOR PARKING LOT OF YOUR PROJECT SHOULD HAVE THE SAME HEIGHT OF THE EXISTING WALKWAY OF SALISBURY LANE.
- ⑤. SHOULD BUILT THE STRONG FENCE ON YOUR PROPERTY LANE.

**6. Official Community Plan Amendment  
Bylaw 8874 and Zoning Amendment  
Bylaw 8875 (RZ 11-586705)**

**Location/s:** 6011 and 6031 No. 1 Road

**Applicant/s:** Centro Terrawest  
Development Ltd.

**Purpose of OCP Designation Amendment:**

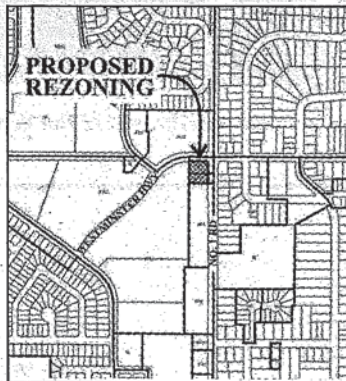
To change the land use designation on the Land Use Map in Schedule 2.2B (Terra Nova Sub-Area Plan) from "Residential (Single Family)" to "Mixed Use".

**Purpose of Zoning Amendment:**

To amend the Zoning Bylaw, to create "Commercial Mixed Use (ZMU21) – Terra Nova" zone, and to rezone the subject property from "Local Commercial (CL)" and "Single Detached (RS1/F)" to "Commercial Mixed Use (ZMU21) – Terra Nova", to permit development of a 4-storey mixed-used building with commercial space at grade (approximately 731 m<sup>2</sup>), approximately 36 apartment housing dwelling units on upper floors, and an associated two-level parking structure.

**City Contact:** Sara Badyal  
604-276-4282  
Planning and Development  
Department

**BYLAWS 8874 & 8875**





<b>To Public Hearing</b>	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 13, 2012 3:42 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #640)

**Schedule 20 to the Minutes of the Council Meeting for Public Hearing held on Monday, April 16, 2012.**

Send a Submission Online (response #640)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/13/2012 3:45:48 PM

Survey Response

Your Name:	Mike Ducey
Your Address:	5920 Forsyth Cres
Subject Property Address OR Bylaw Number:	8874 - 8875
Comments:	Having lived in this neighborhood since 1999 I have had the opportunity to walk past and around this property literally thousands of times. The current proposal is one the best I could have imagined for this area. Having the least impact on its neighbors, dramatically improving the streetscape and providing an additional mix of services and shopping alternatives significantly lacking in our area. The off street parking for owners and business's is clever and ensures the focus of the property isn't lost in a mass of on street parking. We're looking forward to a revitalization of this corner and the benefits this development will bring.



**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 16, 2012 3:06 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #643)

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874 + 8875

## Send a Submission Online (response #643)

**Schedule 21 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**

## Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/16/2012 3:09:52 PM

## Survey Response

Your Name:	Alan Lian
Your Address:	11-3880 Westminster Hwy
Subject Property Address OR Bylaw Number:	Official Community Plan Amendment Bylaw 8874 and Zoning Amendment Bylaw 8875
Comments:	I don't agree with the amendment bylaws because I think it will cause more traffic jams at NO1 and Westminster Hwy and more community safety problems in this area.



**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** April 16, 2012 2:34 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #642)

To Public Hearing	
Date:	April 16, 2012
Item #	6
Re:	Bylaws 8874+ 8875

## Send a Submission Online (response #642)

## Survey Information

**Schedule 22 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/16/2012 2:37:20 PM

## Survey Response

Your Name:	Anne Kwok
Your Address:	#5-6111 No. 1 Road, Richmond, BC
Subject Property Address OR Bylaw Number:	By Law 8875 (RZ 11-586705)
Comments:	I am writing opposed to the idea of building a four stories building in the site. I agreed those two buildings on site are old and no maintenance, and good to have a new look at the corner. All the burilding in the area, are either two stories or three stories. Building a four stories building is totaly ruin the neighborhood. And break the hamory of our quiet neighbour. The building design is not appricable too. The propsed parking entrance is right at our front door, and it creates safety concern as well. We already have the Terra Nova Mall right next to it, why we need another commercial building? In addition, our neighbourhood elementry school already overcrowded, and is hardly to get a daycare space for school age child. If we increasing the density, the situation will be even wrost. I am strongly against the proposed building plan,







City of  
Richmond

Schedule 23 to the Minutes of  
the Council Meeting for  
Public Hearing held on  
Monday, April 16, 2012.

Memorandum  
Planning and Development Department  
Policy Planning

**To:** Mayor and Council  
**From:** Brian J. Jackson, MCIP  
Acting General Manager, Planning and  
Development  
**Date:** April 12, 2012  
**File:** TU 12-600784  
**Re:** **Temporary Commercial Use Permit for 12631 Vulcan Way – Revisions to Permit  
Terms and Conditions**

This memo advises Council of a recommended addition to the Terms and Conditions associated with the Temporary Commercial Use Permit (TCUP) associated with the proposed evening market event at 12631 Vulcan Way (TU 12-600784) proceeding to the Public Hearing on April 16, 2012.

The recommended additional wording is as follows:

Product Anti-Counterfeiting Strategy

*The event organizer is responsible for implementing the following action items as part of their anti-counterfeiting strategy:*

- *Liaise with agencies involved with intellectual property rights (Canadian Anti-Counterfeiting Network – CACN) to develop and communicate their strategy.*
- *Include specific provisions in vendor contracts that prohibit retailing of counterfeit, pirated and other illegal products with clauses on vendor booth termination and removal from the event and product seizure and turnover to the RCMP or Intellectual Property representatives if illegal goods are found.*
- *Partner with RCMP and Intellectual Property representatives to undertake education with vendor booth operators to ensure they are aware of the counterfeit good restrictions and related consequences (i.e., vendor booth contract termination).*
- *Have dedicated, trained market event staff to inspect and monitor retailers to ensure no counterfeit or pirated products are being sold.*

This wording would be identical to that approved for evening market event at the Duck Island property (8351 River Road; TU 11-595782).

Please contact me if you have any questions ([bjackson@richmond.ca](mailto:bjackson@richmond.ca); 604-276-4138).

Brian J. Jackson, MCIP  
Acting General Manager, Planning and Development

BJ:  
pc: Kevin Eng, Planner 1