



**Regular Council meeting for Public Hearings  
Monday, April 17, 2023**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Laura Gillanders  
Councillor Kash Heed  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe

Evangel Biason, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10433  
(RZ 17-791280)**

(Location: 8180 Heather Street; Applicant: 1265028 B.C. Ltd. (Xinyu Zhao))

*Applicant's Comments:*

The applicant was not available to respond to queries.

Staff advised written correspondence received from the applicant confirming they do not intend to touch the existing concrete retaining wall, and that the retaining wall they construct on the subject property will be made of wood and abut the existing retaining wall.

*Written Submissions:*

Gordon Hallinan (Schedule 1)

*Submissions from the floor:*

Gordon Hallinan, 9271 Dixon Avenue, expressed concerns regarding the retention and stabilization of the existing retaining wall, increased density, traffic and parking, the proposed additional driveway off Dixon Avenue, and impact on the privacy of his property.

## Regular Council meeting for Public Hearings Monday, April 17, 2023

In response to queries from Council, staff noted (i) Building Permit staff will be advised that as part of the building permit application, geotechnical reports will be provided to identify any required improvements necessary on-site to support the construction of the new structure, (ii) each of the two lots will have a two car garage and driveway (one off Heather Street and the other off Dixon Avenue, pushed as far east as possible to maintain a safe connection to Dixon Avenue and distance from the stop sign), consistent with City Policy for similar corner lot configurations, (iii) it would not be preferable to have two accesses off Heather Street as it would push one of the driveway accesses fairly close to the intersection and the lot depth is not sufficient enough to meet the lot depth requirements, (iv) the character of the neighbourhood is 2 and 2.5 storey buildings, (v) the design is typical for a corner lot in the neighbourhood and consistent with City Policy with respect to all setbacks, (vi) road capacity in the area is sufficient to service the development and additional traffic calming measures is not contemplated at this time, and (vii) staff will reach out to the applicant to address concerns raised.

As a result of discussion regarding concerns raised by the adjacent property owner, the following **motion** was introduced:

PH23/4-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433 be deferred to the May 15, 2023 Public Hearing.*

**CARRIED**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10448 (ZT 23-009334)**

(Location: 15140 Westminster Highway; Applicant: Grootendorst's Flowerland Nursery Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

**Regular Council meeting for Public Hearings  
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PH23/4-2

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10448 be given second and third readings.*

**CARRIED**

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10446 (RZ 18-818548)**

(Location: 7511 St. Albans Road; Applicant: Matthew Cheng Architect Inc.)

*Applicant's Comments:*

Matthew Cheng, Architect for the developer, 1118992 BC Ltd., noted the developer's representatives met with a strata council member of 7433 St. Albans Road and have continued discussions, outlining the following key points via email:

- The shared driveway will not be used during construction;
- The developer will install one or two speed bumps on the shared driveway of 7433 St. Albans Road, based on the consultation from the traffic consultant;
- The visitors parking stalls for each property will not be shared with the other strata owners;
- The owners of 7433 St. Albans Road do not intend to use the outdoor amenity space of 7511 St. Albans Road - there is no need for a covenant or cost sharing for maintenance of the outdoor amenity space;
- The developer agrees to fix some sunken concrete pavers at the shared driveway of 7433 St. Albans Road;
- The developer offers to make new signage for 7511 St. Albans at the entrance of 7433 St. Albans or alternatively construct a new combined signage for both addresses; and
- Negotiations are ongoing in a cooperative manner with respect to cost sharing of the repair and maintenance for the shared driveway, and both parties have a general understanding of how they will move forward.

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In response to queries from Council, Ramneek Padda, representative for the developer, confirmed:

- in the absence of amenity space for the residents of 7433 St. Albans Road, the developer offered the use of the amenity space, open without restriction, however there was no interest;
- agreed upon items via email correspondence will be formalized in an agreement between the two stratas;
- with respect to any opportunity to connect the new development to the existing development to the south in order to provide additional access, there is no right of way on the property to the south and a written agreement would be required, however with the lack of any strata operating at the time of a door to door inquiry by the developer, the current residents noted they would not consent; and
- there is no strata for the subject property currently, however the developer will continue corresponding with the strata for 7433 St. Albans Road, to establish a continued and lasting relationship.

*Written Submissions:*

None.

*Submissions from the floor:*

Jason Chen, 7433 St. Albans Road, provided a brief PowerPoint presentation (attached to and forming part of these minutes as Schedule 2) and expressed concerns regarding (i) the shared driveway, ensuring proper care and maintenance, (ii) the registered easement on title, and (iii) future collaboration between both stratas.

PH23/4-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10446 be given second and third readings.***

Before the question was called, a brief discussion ensued with respect to the easement location and registration, and tree removal. Staff noted the easement is registered on each individual strata lot and the common driveway.

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

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**ADJOURNMENT**

PH23/4-4

It was moved and seconded  
*That the meeting adjourn (8:06 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, April 17, 2023.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer (Evangel Biason)

**From:** CityClerk  
**Subject:** 8180 Heather Street

**From:** Gordon Hallinan  
**Sent:** April 11, 2023 1:00 PM  
**To:** CityClerk <[CityClerk@richmond.ca](mailto:CityClerk@richmond.ca)>  
**Subject:** 8180 Heather St

To city counsel I found out you are building next to the retaining wall to my lot. I am **opposed** to this as I just found out you are NOT building 2 units facing Heather st. You are building one facing Dixon and one facing heather st. so I will be losing my privacy. As well as you will have to remove the retaining wall which also supports my foundation as I don't see any way you can build that close to the side of the wall. Its a L shape and the underground part of it is in the way of the foundation they will need to build. Also the wall tipped into my property so its on my land as well.

I also hear you are pushing high density so even If I complain its to deaf ears? I built my house with the fact that I had space around it. I also built it with the retaining wall in place. I was even told by your city inspector that the wall supports my foundation . I already knew this. So you know it as well.

I don't want to be pushed to the builder To discuss this I am Opposed to this development. They can build a single family house facing heather like it was when i built my house. I don't mind if you build 2 houses facing heather and keeping the same space down my property line to keep my privacy .

I don't want to talk to the builder do not send any correspondence to them you need to reply to me. And I already have been informed you are going to allow this so whats the hearing about? I will attend unless I am dead.

Gordon Hallinan 9271 Dixon ave.

Do not send this email to the builder. they are just making a buc and could care less about my concerns. As well as I hear you are as well. Its only about the buc as well with you.

## Previous Highlights

1. The road was built in 2001 for 7 units – road quality concerns
2. Not designed to handle traffic and not wide enough for side-by-side traffic flow
3. Quality of life after construction
  - Children and senior's safety concern
  - Collaboration concerns between two stratas

Road is not  
design for side-  
by-side

The driveway is  
not designed for  
heavy traffic.

Not designed for  
heavily loaded  
vehicle.



Water leaking  
on road on Aug  
2022



Recent Road Repair –  
Aug 10 2022



**ROOTER SQUAD**  
Specializing in Plumbing & Drainage Services  
Plumbing and Drainage Ltd.

INVOICE NO. **3607**  
P.O.#  
INVOICE DATE **Aug 10/22**  
SERVICE TECHNICIAN **JAB**

P.O. Box 71082  
Delta, BC V4C 8E7  
CELL: 604-830-3838  
OFFICE: 604-378-2204  
info@rootersquadplumbing.com  
GST # 754170990 RT0001

CUSTOMER NAME <b>EDDIE</b>	COMPANY NAME
FOR SERVICE <b>3433 ST ALBANS RD</b>	BILLING ADDRESS
CITY <b>RICH</b>	POSTAL CODE <b>V4 3G3</b>
PHONE <b>604-363-6939</b>	CITY
	POSTAL CODE
	PHONE

*1 Day up under ASPHALT near UNIT #6  
Found 3/4" pipe/stabline was leaking  
replaced 3/4" pipe/stabline with 1/2"  
+ backfilled*

RECOMMENDATION

COMPLETION: I acknowledge completion of work described above which has been done to my complete satisfaction.

(SIGNATURE)

GUARANTEE	PAYMENT	INVOICE TOTAL
PLUMBING	CASH <input type="checkbox"/>	PARTS & LABOUR \$ <b>1200.00</b>
DRAINAGE	CHEQUE <input type="checkbox"/>	OTHER \$
OTHER	CREDIT CARD <input type="checkbox"/>	SURCHARGE \$ <b>9.99</b>
	OTHER <input checked="" type="checkbox"/> <b>60</b>	TAX \$ <b>50.00</b>
		<b>TOTAL \$ <b>1309.99</b></b>

ESTIMATE

WORK ORDER AUTHORIZATION

I authorize the above work to be performed by the above named contractor. I understand that the contractor is responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. I understand that the contractor is responsible for obtaining all necessary approvals from the appropriate authorities. I understand that the contractor is responsible for obtaining all necessary approvals from the appropriate authorities.

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_



## Road Quality Concerns



## Quality of life-after construction

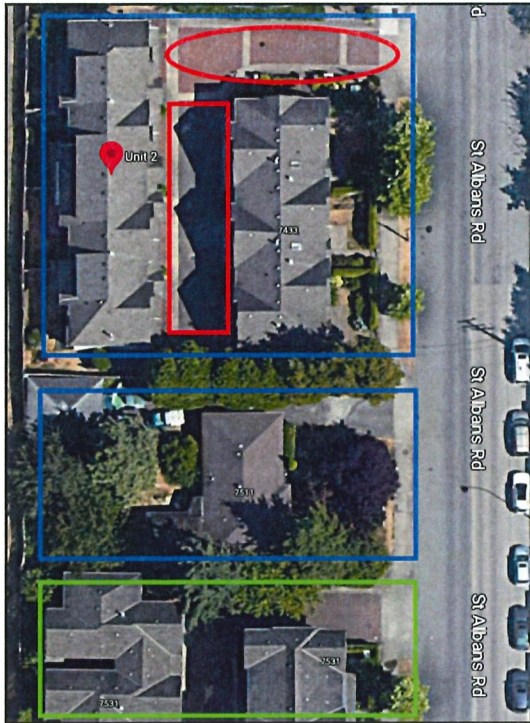
1. Congested driveway- - Sharing the driveway will congest the entrance since it will be difficult for making a right turn and especially a left turn. We are facing a big apartment entrance.
2. Collaboration concerns between two stratas - Challenging for two strata for managing the responsibility of the driveway. We already have the difficulty of dealing with a broken fence with neighbouring strata on two sides. How much more difficult will be to deal with a driveway?



## Two Main Points for Future Improvement

- Better Road Design for Future Planning
- MLS Listing disclosing the easement of sharing the driveway.





## Improper Designed Road Plan for easement

- The common driveway circled in red should be right beside St. Albans 7511.
- 7511 residents passing entire complex in current design.
- The easement agreement should be made with 7531 St. Albans.
- Strata collaboration complicated road cost and maintenance sharing
  - The rezoning provides 7433 right of way over entire new driveway, however this driveway leads to dead end.
  - Challenging to determine the cost sharing proportion for road within 7511 based on the rezoning.
  - We will not be sharing amenities and also visitor parking.
  - 7433 St. Albans has no need and intention using driveway within 7511 St. Albans .

Presented by:  
**Leo K. Liu PREC\***  
No Strata Realty Inc.  
Phone: 778-828-6878  
leoliuold@gmail.com

**Active**  
R2574695  
Board V  
Townhouse

**2 7433 ST. ALBANS ROAD**  
Richmond  
Bighouse South  
V6Y 2K5

Residential Attached  
**\$960,000 (LP)**  
(SP) 4

Sold Date: Frontage (feet): Original Price: **\$960,000**  
Main Type: Frontage (metres): Approx. Year Built: 2002  
Depth / Size (ft.): Bathrooms: 3 Age: 19  
Lot Area (sq.ft.): 0.00 Bedrooms: 3 Zoning: R4M1  
Flood Plain: Full Baths: 2 Gross Taxes: \$2,605.25  
Council Approv?: Half Baths: 1 For Tax Year: 2020  
Exposures: Maint. Fee: \$234.70 Tax Inc. Utilities?: No  
If new, GST/HST incl?: Mgmt. Co's Name: AA Property Management Ltd. P.I.D.: 025-463-772  
Mgmt. Co's Phone: 604-207-2002 Tour: Virtual Tour URL  
View: Services Connected: Community, Electricity, Water  
Complex / Subdiv: City/Municipal  
Sewer Type: City/Municipal

Style of Home: 3 Storey  
Construction: Frame - Wood  
Exterior: Mixed, Vinyl  
Foundation: Concrete Perimeter  
Rain Screen:  
Sensations:  
Water Supply: City/Municipal  
Fireplace Fuel: Gas - Natural  
Fuel/Heating: Baseboard, Electric, Radiant  
Outdoor Areas: Patio(s)  
Type of Roof: Asphalt

Total Parking: 2 Covered Parking: 2 Parking Access: Front  
Parking: Garage, Double, Visitor Parking  
Dist. to Public Transit: Units in Development: 2 Locket: Dist. to School Bus:  
Units in Development: 2 Total Units in Strata:  
Title to Land: Freehold Strata  
Property Disc.: Yes  
Features Listed: 1  
Features Priced: 1  
Floor Finish: 1

Main Fee Inc: Other  
Legal: STRATA LOT 5, BLOCK 4H, PLAN B2348, SECTION 16, RANGE SW, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON PLAN V  
Amenities: None

Site Influences: Central Location, Private Setting, Private Yard, Shopping Nearby  
Features: CBW/Wdy/Dry/Frsh/Shev/DW, Disposal - Waste, Dryest/Window Coverings, Garage Door Opener, Microwave, Security System, Vacuum


Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'	x		x
Main	Dining Room	10' x 9'	x		x
Main	Kitchen	9' x 8'	x		x
Above	Master Bedroom	13'6" x 12'8"	x		x
Above	Bedroom	10'2" x 9'3"	x		x
Above	Bedroom	10'2" x 9'3"	x		x
Above	Den	13'4" x 11'3"	x		x
Main	Foyer	6' x 4'	x		x
			x		x

Finished Floor (Main): 1,445 # of Rooms: 8 # of Kitchens: 1 # of Levels: 3 Bath Floor # of Pieces: Ensuite? Outbuildings  
Finished Floor (Above): 0 Crawlspace: Height: 1 Main 2 No Barn:  
Finished Floor (Below): 0 Restricted Age: 2 Above 4 Yes Workshop/Shop:  
Finished Floor (Total): 1,445 sq. ft. # of Pets: Cats: Dogs: 3 Above 4 No Pool:  
Finished Floor (Total): 1,445 sq. ft. # of % of Basins Allowed: 4 Garage Set:  
Unfinished Floor: 0 Bylaws: Pets Not Allowed, Rentals Not Allowed 5 Grig Dr 18:  
Grand Total: 1,445 sq. ft. Basement: None 6  
7  
8


Listing Broker(s): Macdonald Realty Westmar

Earth Court: Enjoy this REAR INSIDE UNIT home with 9 foot ceiling on main floor, 3 bedrooms and a large den which could be converted to a guest room. A lot of natural light coming in to this unit which located at the front side of the complex. RADIANT Floor Heating System, Huge walkout private patio for you to enjoy all outdoor activities. Low maintenance fees with TWO side by side parking garage. School catchment: R.C. Palmer Secondary and walking distance to General Currie Elementary School, Close distance to St. Paul Catholic School. Great central location with just steps away to Miners Park, Richmond Centre Mall, Canada Line Sky Train. One of the largest units in the complex according to the developer registered Strata Plan. This immaculate and well kept unit will not last.

REALTORS PUBLIC: The above information is provided by members of the BC Northern Real Estate Board, Okanagan & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board (this Board) and is not intended to constitute an offer of real estate services. It should not be relied upon without verification. The Board assumes no responsibility for its accuracy. PREC\* indicates "Professional Real Estate Corporation". 05/15/2023 01:24 PM




Presented by:  
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**Active**  
R2574695  
Board V  
Townhouse

**2 7433 ST. ALBANS ROAD**  
Richmond  
Briarcliff South  
WV 205

Residential Attached  
**\$960,000 (LP)**  
(SP)



Sold Date: Frontage (feet): Original Price: **\$960,000**  
 Mass. Type: Frontage (metres): Approx. Year Built: **2002**  
 Depth / Size (ft.): Lot Area (sq.ft.): **0.00** Bedrooms: **3** Age: **19**  
 Bathrooms: **3** Zoning: **RAH1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,605.25**  
 Council Apprv: Half Baths: **1** For Tax Year: **2020**  
 Exposure: Maint. Fee: **\$234.70** P.L.D.: 025-463-772  
 If new, GST/HST inc?: Tax Inc. Utilities?: No  
 Mgmt. Co's Name: **AA Property Management Ltd.** Tour: Virtual Tour URL  
 Mgmt. Co's Phone: **604-207-2002**  
 View: :  
 Services Connected: **Community, Electricity, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Scream: :  
 Renovations: :  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric, Radiant**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Remo. Year: :  
 R.I. Plumbing: :  
 Metered Water: :  
 R.I. Fireplaces: **1**  
 # of Fireplaces: **1**  
 Property Desc.: **Yes**  
 Features Remvd.: :  
 Floor Finish: :

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage, Double, Visitor Parking** Locker: :  
 Dist. to Public Transit: : Dist. to School Bus: :  
 Units in Development: **3** Total Units in Strata: :  
 Title to Land: **Freehold Strata**

Maint Fee Inc: **Other**  
 Legal: **STRATA LOT 5, BLOCK 4N, PLAN BC546, SECTION 16, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FLOOR V**  
 Amenities: **None**

Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby**  
 Features: **CbnWah/Dry/Frdg/Slve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Vacuum**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'						
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Main	Foyer	6' x 4'						

Finished Floor (Main): **1,445** # of Rooms: **8** # of Kitchens: **1** # of Levels: **3** Bath Floor # of Pieces Ensuite? Outbuildings  
 Finished Floor (Below): **0** Overall Height: **1** Main **2** No **No** **None**  
 Finished Floor (Below): **0** Restricted Age: **2** Above **4** Yes **Yes** Workshop/Shed:  
 Finished Floor (Basement): **0** # of Pets: Cats: Dogs: **3** Above **4** No **No** Pool:  
 Finished Floor (Total): **1,445 sq. ft.** # or % of Rentals Allowed: **4** Garage Sz:  
 Unfinished Floor: **0** Bylaws: **Pets Not Allowed, Rentals Not Allowed** 5 Grp Dr Ht:  
 Grand Total: **1,445 sq. ft.** Basement: **None** 6 7  
 Listing Broker(s): **Macdonald Realty Westmar** 7 8

**Fact's Court. Enjoy this BEAR INSIDE UNITY home with 9 foot ceilings on main floor, 3 bedrooms and a large den which could be converted to a guest**

# No disclosure on MLS listing

- The easement is hidden in the fine print in the land title document under strata property.
- Metro Vancouver has strong housing market
- 5% minimum deposit already committed.
- No point for going through litigation due to deposit
- Seller should be required for disclosure not until the notary or lawyer phase.
- MLS listing should disclose the easement share of driveway as well.
  - Buyer can purchase the home potentially lower price.