



**Regular Council meeting for Public Hearings
Monday, April 18, 2016**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer

Absent: Councillor Bill McNulty

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9518**
(Location: 6740 and 6780 Francis Road; Applicant: Yeung Chui Lin)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH16/4-1 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9518 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Monday, April 18, 2016**

2. **RICHMOND LAND USE CONTRACT 015 DISCHARGE BYLAW 9526**
(Location: 11071 Trimaran Gate; Applicant: Rohit Chand and Ashwani Chand)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH16/4-2

It was moved and seconded

That Richmond Land Use Contract 015 Discharge Bylaw 9526 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9528**
(Location: 3779 Sexsmith Road, Unit 2187; Applicant: Alex Jane (AWJ Investments Inc.))

Applicant's Comments:

Alex Jane, AWJ Investments Inc., explained that his pawnshop business recently moved to the Continental Shopping Centre after being situated near the corner of No. 3 Road and Granville Avenue for 12 years. The City bylaws did not allow the collateral loan aspect of his business at the new location.

Written Submissions:

- (a) Hofast Enterprises (Canada) Ltd., 250-8600 Cambie Road (Schedule 1)
- (b) Thomas Tong & Co. Inc., 207-8680 Cambie Road (Schedule 2)
- (c) Western International Construction, 250-8833 Odlin Crescent (Schedule 3)
- (d) Mimi Yee, 101-8680 Cambie Road (Schedule 4)
- (e) Lisa Wong, 247-8680 Cambie Road (Schedule 5)
- (f) Leoganda Financial & Insurance Services, 235-8600 Cambie Road (Schedule 6)



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(g) Alex Jane, 3779 Sexsmith Road, Unit 2187 (Schedule 7)

Submissions from the floor:

In response to questions from Council, Mr. Jane confirmed that his pawn shop (i) was licensed as a second hand dealer and focussed on selling second hand jewellery, watches and handbags and (ii) offered collateral loans to customers as an alternative to payday loans (almost all collateral loans were repaid). It was confirmed that the shop's transactions were reported as required to the RCMP, and that a new storefront sign had been ordered to reflect the shop's new name "Richmond Luxury and Loan".

In response to further questions from Council, staff noted that the RCMP had confirmed (i) the business' transactions had been duly reported in accordance with City bylaws, and (ii) no concerns had been reported related to the business. It was further confirmed that staff's report identified the area in which the zoning would apply and similar businesses could be located.

PH16/4-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9528 be given second and third readings.

CARRIED

Opposed: Cllrs. Day and Au

PH16/4-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9528 be adopted.

CARRIED

Opposed: Cllrs. Day and Au

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9532**
(Location: 18399 Blundell Road; Applicant: Bontebok Holdings Ltd.)

Applicant's Comments:

The applicant's representative, John Christianson, was available to respond to queries.

Written Submissions:

None



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Monday, April 18, 2016**

Submissions from the floor:

None

PH16/4-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9532 be given second and third readings.

CARRIED

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9533**
(Location: 8431 No. 1 Road; Applicant: Malkit Johal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Karin Holland Briggs, 12262 Ewen Avenue (Schedule 8)
- (b) Frankie Neilson, 12240-2nd Avenue (Schedule 9)

Submissions from the floor:

Staff confirmed that a tree referred to in the submissions, was being retained.

PH16/4-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9533 be given second and third readings.

CARRIED

6. **RICHMOND LAND USE CONTRACT 063 DISCHARGE BYLAW 9534**
(Location: 9711 Gilbert Crescent; Applicant: Huen Au Yeung and Kim Kwok Ching Au Yeung)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None



**Regular Council meeting for Public Hearings
Monday, April 18, 2016**

Submissions from the floor:

None

PH16/4-7

It was moved and seconded

That Richmond Land Use Contract 063, Discharge Bylaw 9534 be given second and third readings.

CARRIED

**7. TEMPORARY COMMERCIAL USE PERMIT APPLICATION
(TU 15-7171388)**

(Location: 12631 Vulcan Way; Applicant: Lions Communication Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None

PH16/4-8

It was moved and seconded

That a revised Temporary Commercial Use Permit to be issued to Lions Communication Inc. at 12631 Vulcan Way for the purposes of permitting an evening night market event between April 29, 2016 to September 11, 2016 (inclusive) and April 28, 2017 to September 10, 2017 (inclusive) subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.

CARRIED

ADJOURNMENT

PH16/4-9

It was moved and seconded

That the meeting adjourn (7:28 p.m.).

CARRIED



**Regular Council meeting for Public Hearings
Monday, April 18, 2016**

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 18, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 18, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Friday, 15 April 2016 6:08 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #918)

Categories: 12-8060-20-9528

To Public Hearing
 Date: April 18, 2016
 Item # 3
 Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9528
3779 Sexsmith Rd, Unit 2187

Send a Submission Online (response #918)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/15/2016 6:07:48 PM

Survey Response

Your Name	Hofast Enterprises (Canada) Ltd.
Your Address	250-8600 Cambie Road, Richmond, BC V6X 4J9
Subject Property Address OR Bylaw Number	3779 Sexsmith Road, Unit 2187 (Bylaw 9528-ZT 15-709967)
Comments	We do not agree there would not be a financial impact or economic impact on our neighbourhood as we believe a negative image, and could depress the value of the properties around, including the properties of Continental Shopping Centre. Thanks !!



Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 18, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Saturday, 16 April 2016 4:04 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #919)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 12-8060-20-9528

To Public Hearing
 Date: April 18, 2016
 Item # 3
 Re: Richmond Zoning
Bylaw 8500, Amendment
Bylaw 9528
3779 Sexsmith Rd,
Unit 2187

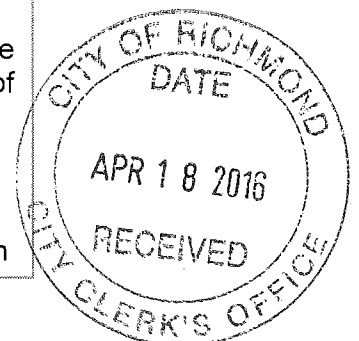
Send a Submission Online (response #919)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/16/2016 4:03:22 PM

Survey Response

Your Name	Thomas Tong & Co. Inc. /Thomas Tong
Your Address	207 - 8680 Cambie Road, Richmond, B.C. V6X 4K1
Subject Property Address OR Bylaw Number	3779 Sexsmith Road, Unit 2187 OR Bylaw 8500, Amendment Bylaw 9528
Comments	1. We have recently learned that there is an application to amend the Zoning Text Amendment to the Auto-Oriented Commercial (CA) zone to permit a Retail Pawnshop at 3779 Sexsmith Road, Unit 2187. 2. We are the businesses located across Cambie Road between Odlin Crescent and Brown Road. 3. We oppose the application to modify the locational proximity criteria in the CA Zone as the criteria were put in place to protect the public. 4. We oppose the adjacency requirement of the casino zone from 1,500 m to 750 m. Although the 750 m setback from the Casino is not walking distance particularly, both the Casino and Continental Shopping Centre are on the Canada Line so that it would not be difficult for getting from



MayorandCouncillors

From: Webgraphics
Sent: Monday, 18 April 2016 10:24 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #920)

To Public Hearing
 Date: April 18, 2016
 Item # 3
 Re: Richmond Zoning
Bylaw 8500, Amendment
Bylaw 9528
3779 Sexsmith Rd,
Unit 2187

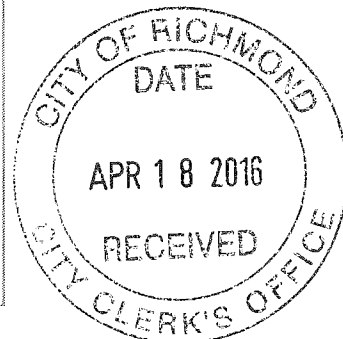
Send a Submission Online (response #920)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/18/2016 10:23:28 AM

Survey Response

Your Name	Western International Construction Ltd.
Your Address	250-8833 Odlin Crescent, Richmond, BC
Subject Property Address OR Bylaw Number	2187-3779 Sexsmith Road
Comments	<p>Petition Request to City of Richmond Council to deny the application to amend the "Auto-Oriented Commercial (CA)" zone to permit a retail pawnshop at 3779 Sexsmith Road. To: David Brownlee, Planning and Development Division City Staff Mayor and City Council By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements: 1. We have recently learned that there is an application to amend the Zoning Text Amendment to the Auto-Oriented Commercial (CA) zone to permit a Retail Pawnshop at 3779 Sexsmith Road, Unit 2187. 2. We are the businesses located across Cambie Road between Odlin Crescent and Brown Road. 3. We oppose the application to modify the locational proximity criteria in the CA Zone as the criteria were put in place to protect the public. 4. We oppose the adjacency requirement of the casino zone from 1,500 m to 750 m. Although the 750 m setback from the Casino is not walking distance particularly, both the Casino and</p>



Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 18, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Monday, 18 April 2016 11:58 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #921)

To Public Hearing
Date: April 18, 2016
Item # 3
Re: Richmond Zoning
Bylaw 8500, Amendment
Bylaw 9528
3779 Sexsmith Rd,
Unit 2187

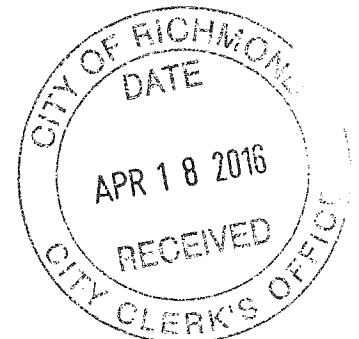
Send a Submission Online (response #921)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/18/2016 11:56:51 AM

Survey Response

Your Name	Mimi Yee
Your Address	101-8680 Cambie Road
Subject Property Address OR Bylaw Number	unit 2187 , 3770 Sexsmith Road , Richmond
Comments	Opposed to amend zone to permit a retail pawnshop. Strongly believe in negative impact social safety, especially there is a school nearby. Crime rate will increase as a result



MayorandCouncillors

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 18, 2016.

From: Webgraphics
Sent: Monday, 18 April 2016 1:51 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #922)

To Public Hearing
Date: April 18, 2016
Item # 3
Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9528

Send a Submission Online (response #922)

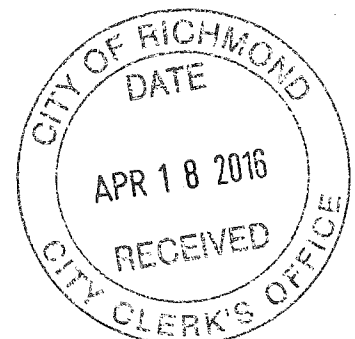
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/18/2016 1:50:00 PM

3779 Sexsmith Road, Unit 2187

Survey Response

Your Name	Lisa Wong
Your Address	247 - 8680 Cambie Road, Richmond
Subject Property Address OR Bylaw Number	3779 Sexsmith - Opposition to Rezoning to accomodate Pawnshop
Comments	As a business and property owner located directly across from this 3779 Sexsmith Road, I wish to make known my opposition to the amending of the auto-oriented commercial zone to permit a retail pawnshop. I believe this will negatively impact the business community in this area, depress property value, and attract a greater criminal element to the area. I ask that this be taken into consideration. Respectfully, Lisa Wong.



MayorandCouncillors

From: Webgraphics
Sent: Friday, 15 April 2016 4:14 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #917)

To Public Hearing
 Date: April 18, 2016
 Item # 3
 Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9528
Unit 2187, 3779 Sexsmith Road.

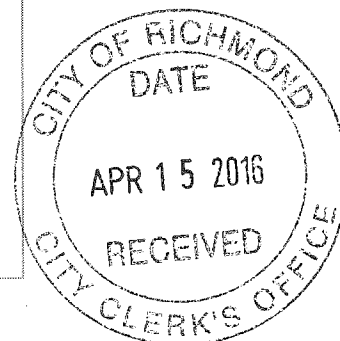
Send a Submission Online (response #917)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/15/2016 4:13:46 PM

Survey Response

Your Name	Leoganda Financial & Insurance Services Inc.
Your Address	235 - 8600 Cambie Road, Richmond, BC
Subject Property Address OR Bylaw Number	3779 Sexsmith Road, Unit 2187
Comments	I agree and represent that I have read, understand and agree with all of the foregoing statements: 1. We have recently learned that there is an application to amend the Zoning Text Amendment to the Auto-Oriented Commercial (CA) zone to permit a Retail Pawnshop at 3779 Sexsmith Road, Unit 2187. 2. We are the businesses located across Cambie Road between Odlin Crescent and Brown Road. 3. We oppose the application to modify the locational proximity criteria in the CA Zone as the criteria were put in place to protect the public. 4. We oppose the adjacency requirement of the casino zone from 1,500 m to 750 m. Although the 750 m setback from the Casino is not walking distance particularly, both the Casino and Continental Shopping Centre are on the Canada Line so that it would not be difficult for getting from the casino operations to the pawnshop. 5. We oppose the elimination of the adjacency requirements for residential and institutional uses. There are private educational centres, school and



YOUR INTEREST IS OUR CONCERN



SUITE 235, 8600 CAMBIE ROAD, RICHMOND, BC V6X 4J9

TEL 604.231.0700

FAX 604.231.7313

FAX

Date: April 18, 2016
 To: City of Richmond
 Fax: 604-278-5139
 Fm: Leoganda Financial & Insurance Services Inc
 Re: Petition

To Public Hearing
 Date: April 18, 2016
 Item # 3
 Re: Richmond Zoning
Bylaw 8500,
Amendment Bylaw
9528

Total number of pages including this page: 3

If this transmittal page is illegible or pages are missing, please contact the undersigned at 604-231-0700.

- 3779 Sexsmith Rd,
Unit 2187



Petition

Request to City of Richmond Council to deny the application to amend the "Auto-Oriented Commercial (CA)" zone to permit a retail pawnshop at 3779 Sexsmith Road.

To: David Brownlee, Planning and Development Division
City Staff
Mayor and City Council

By signing this instrument, I agree and represent that I have read, understand and agree with all of the foregoing statements:

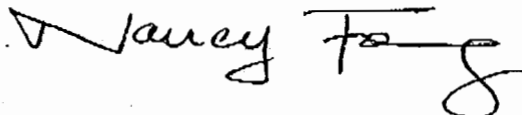
1. We have recently learned that there is an application to amend the Zoning Text Amendment to the Auto-Oriented Commercial (CA) zone to permit a Retail Pawnshop at 3779 Sexsmith Road, Unit 2187.
2. We are the businesses located across Cambie Road between Odlin Crescent and Brown Road.
3. We oppose the application to modify the locational proximity criteria in the CA Zone as the criteria were put in place to protect the public.
4. We oppose the adjacency requirement of the casino zone from 1,500 m to 750 m. Although the 750 m setback from the Casino is not walking distance particularly, both the Casino and Continental Shopping Centre are on the Canada Line so that it would not be difficult for getting from the casino operations to the pawnshop.
5. We oppose the elimination of the adjacency requirements for residential and institutional uses. There are private educational centres, school and church within 100 m of Continental Shopping Centre.
6. We do not agree there would not be a financial impact or economic impact on our neighbourhood as we believe a pawnshop creates a negative image, and could depress the value of the properties around, including the properties of Continental Shopping Centre.

Dated: April 15, 2016

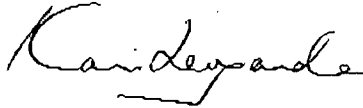
Sincerely,
The Undersigned

Leoganda Financial & Insurance Services Inc.
235 - 8600 Cambie Road, Richmond, BC V6X 4J9

Per:
Nancy Fong

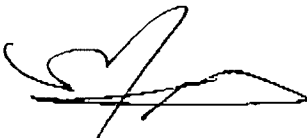


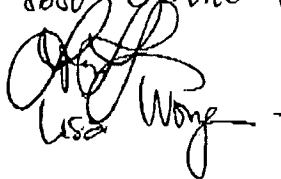
Leoganda Holdings Ltd.
235 - 8600 Cambie Road, Richmond, BC V6X 4J9



Per:
Kari Leoganda

APTUS SYSTEMS INC.
101 - 8660 Cambie Road, Richmond, BC V6X 4K1

Per: 
Mimi Yee

Beavis, Wong + Associates
247-8660 Cambie Road.
Per: 
Lisa Wong



Lussier,Cynthia

From: Webgraphics
Sent: Monday, 22 February 2016 10:29 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #915)

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 18, 2016.

Send a Submission Online (response #915)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/22/2016 10:28:07 AM

Survey Response

Your Name	Karin Holland Biggs
Your Address	12262 Ewen Avenue
Subject Property Address OR Bylaw Number	8431 #1 Road
Comments	<p>This single family property has an application to be rezoned to a 2 family property. I am concerned that the magnificent, unique, 100-150' tree in the front yard near the sidewalk will be cut down, when the property is loaded with sand before building. I believe it is a fir. This would be a criminal loss of an irreplaceably tall and well formed tree which stands visible for kilometres, like a church spire between Francis and Blundell Roads. This "elder" tree, given its maturity and stature, cannot be replaced by some new planting. There is no signage or red protective taping to show the developer intends to protect this tree. I request the city ensure that this tree, which started its life before any of us were born, be protected to continue to grow after we are gone. Dr. Karin Holland Biggs, Ph.D.</p>

Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 18, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 7 April 2016 10:05 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #916)

Follow Up Flag: Follow up
Flag Status: Flagged

To Public Hearing
Date: APRIL 18, 2016
Item # 5
Re: RICHMOND ZONING
 BYLAW 8500, AMENDMENT
 BYLAW 9533

Send a Submission Online (response #916)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/7/2016 10:04:10 AM

Survey Response

Your Name	Frankie Neilson
Your Address	312 - 12240 2nd avenue, richmond, BC V7C 4L5
Subject Property Address OR Bylaw Number	8431 No. 1 Road Bylaw 9533
Comments	I hope that the big tree in the front of the property will be allow to stay and not cut down

