



**Regular Council meeting for Public Hearings  
Monday, April 20, 2020**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day (attending via teleconference)  
Councillor Kelly Greene (attending via teleconference)  
Councillor Alexa Loo  
Councillor Bill McNulty (attending via teleconference)  
Councillor Linda McPhail (attending via teleconference)  
Councillor Harold Steves (attending via teleconference)  
Councillor Michael Wolfe (attending via teleconference)

Claudia Jesson, Corporate Officer

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

1. **TEMPORARY COMMERCIAL USE PERMIT APPLICATION  
(TU 20-890944)**

(Location: 8320 Cambie Road and 8431 Brownwood Road; Applicant: Fairchild Developments Ltd.)

*Applicant's Comments:*

The applicant was not present to respond to queries.

*Written Submissions:*

Lin Chang-Hung (Schedule 1)

*Submissions from the floor:*

None.

Materials were distributed (copy on-file City Clerk's Office)



**Regular Council meeting for Public Hearings  
Monday, April 20, 2020**

PH20/3-1

It was moved and seconded

*That a Temporary Commercial Use Permit be issued to Fairchild Developments Ltd. to allow “Non-accessory Parking” as a permitted use at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.*

The question on the motion was not called as discussion ensued regarding the use of asphalt on the parking lot.

In response to queries from Council, staff noted that (i) the use of asphalt was the preferred option after neighbourhood consultation, (ii) the asphalt would be scraped off and sent to a recycling plant, and (iii) the ground would not be contaminated.

The question on the motion was not called as an amendment motion to revise provisions of the Temporary Commercial Use Permit was introduced:

PH20/3-2

It was moved and seconded

*That the Temporary Commercial Use Permit, be amended to specify use of limestone as the parking surface material, for the site at 8320 Cambie Road and 8431 Brownwood Road.*

The question on the amendment motion was not called as further discussion took place on the environmental effects on the use of asphalt and the option of using limestone.

In response to queries from Council, staff noted that (i) the conditions of the Temporary Commercial Use Permit state that the site must be returned to its original state, (ii) the applicant has committed to sending the asphalt to a recycling facility, and (iii) continual maintenance of spraying the gravel lot with water would mitigate dust.

The question on the amendment motion was called and **CARRIED** with Cllr. Loo opposed.

The question on the main motion, as amended, was then called and it was **CARRIED**.



**Regular Council meeting for Public Hearings  
Monday, April 20, 2020**

**2. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT  
BYLAW 10131 AND RICHMOND ZONING BYLAW 8500,  
AMENDMENT BYLAW 10130 (RZ 19-858804)**

(Location: 5500 No. 3 Road; Applicant: Headwater Living Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Eva Ko (Schedule 2)
- (b) De Whalen (Schedule 3)
- (c) Brad Foster (Schedule 4)
- (d) Chris Tse (Schedule 5)
- (e) John Roston (Schedule 6)
- (f) Kenneth Pang (Schedule 7)
- (g) Michelle Gibault-Fahlman (Schedule 8)
- (h) Xiaodong Zhou (Schedule 9)
- (i) Jiong He (Schedule 10)
- (j) Mui Moy Ma (Schedule 11)
- (k) Qiao Ming Liu (Schedule 12)
- (l) William Wang (Schedule 13)
- (m) Shuai (Ricky) Jiang (Schedule 14)
- (n) Angela Mee Yin Yau (Schedule 15)
- (o) Archer Houston (Schedule 16)
- (p) Annie Pei (Schedule 17)
- (q) McGregor Wark, Headwater Living Inc. (Schedule 18)
- (r) Jeannette Hogan (Schedule 19)
- (s) Jianjun Cao (Schedule 20)
- (t) David Hutniak, Landlord BC (Schedule 21)
- (u) Matt Ilich (Schedule 22)



**Regular Council meeting for Public Hearings  
Monday, April 20, 2020**

(v) [REDACTED] (Schedule 23)

*Submissions from the floor:*

None.

In response to queries from Council, staff noted that (i) the proposed development generally complies with the Official Community Plan and City Centre guidelines, (ii) the building tower is strategically located for the least impacted views on the neighbouring buildings, (iii) there will be a geotech review of the construction process to ensure appropriate measures are taken, (iv) the City's Noise Regulation Bylaw will set out maximum noise levels permitted as well as hours and days of allowed construction, (v) the tower will not cast shadows to the existing building on the south, and (vi) a traffic impact assessment was conducted and the analysis showed that it would accommodate transportation needs.

PH20/3-3

It was moved and seconded

***That Official Community Plan Bylaw 9000, Amendment Bylaw 10131 be given second and third readings.***

The question on the motion was not called as further discussion took place regarding the safety of the proximity of the buildings.

In response to queries from Council, staff noted that landscaping and security buffers will discourage any connection between the buildings and the design will be further refined and staff will review ready built accessible units through the development permit process.

In response to a query from Council, the applicant noted that the client has not consulted with The Orchid strata council and has only engaged with the tower to the east.

In response to a further query from Council, staff noted that the City has an established process with regards to Energy Step codes and will continue to work with the applicant.

The question on the motion was then called and it was **CARRIED**.

PH20/3-4

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10130 be given second and third readings.***

**CARRIED**



Regular Council meeting for Public Hearings  
Monday, April 20, 2020

PH20/3-5

It was moved and seconded

*That Official Community Plan Bylaw 9000, Amendment Bylaw 10131 be adopted.*

**CARRIED**

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10139  
(SECONDARY SUITES)**

(Location: City wide; Applicant: City of Richmond)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

In response to queries from Council, staff noted that in order to retain design and character of single family dwellings, 110 sq. m. was the optimum size and the maximum build; however, there is still the option to build smaller suites.

PH20/3-6

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10139 be given second and third readings.*

The question on the motion was not called as discussion took place on increasing the maximum build from 110 sq. m. to 120 sq. m. and as a result of the discussion, the following amendment motion was introduced:

PH20/3-7

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10139, be amended in Section 2) c) by deleting the number "110 m<sup>2</sup>" and replacing it with the number "120 m<sup>2</sup>".*

The question on the amendment motion was then called and it was **CARRIED** with Mayor Brodie, Cllrs. Loo, McPhail and Steves opposed.



**Regular Council meeting for Public Hearings  
Monday, April 20, 2020**

The question on the main motion, as amended, was then called and it was **CARRIED** with Cllrs. McPhail and Steves opposed.

PH20/3-8

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10139 be adopted.*

**CARRIED**

Opposed: Cllrs. McPhail  
Steves

**ADJOURNMENT**

PH20/3-9

It was moved and seconded

*That the meeting adjourn (7:37 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 20, 2020.

---

Mayor (Malcolm D. Brodie)

---

Corporate Officer (Claudia Jesson)

**CityClerk**

---

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**From:** 昌宏林 <frankie4829@gmail.com>  
**Sent:** April 15, 2020 10:22 AM  
**To:** CityClerk  
**Subject:** Public Hearing

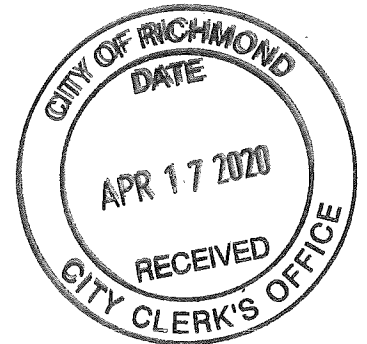
To Jordan Rockerbie (Planning and Development Division)

Dear Sir

The notes of public hearing about TU 20-890944 .Monday, April 20, 2020-7pm I(Lin Chang-Hung live at 4120 Brownlea Road) and my father(Lin Chi-yung live at 8400 Brownwood road). To permit a temporary "Non-accessary Parking" as a permitted use at 8320 Cambie road and 8431 Brownwood road. We agree this parking lot to continue. But we hope they could asphalt the lot. Because it's dusty and influence my family's health .

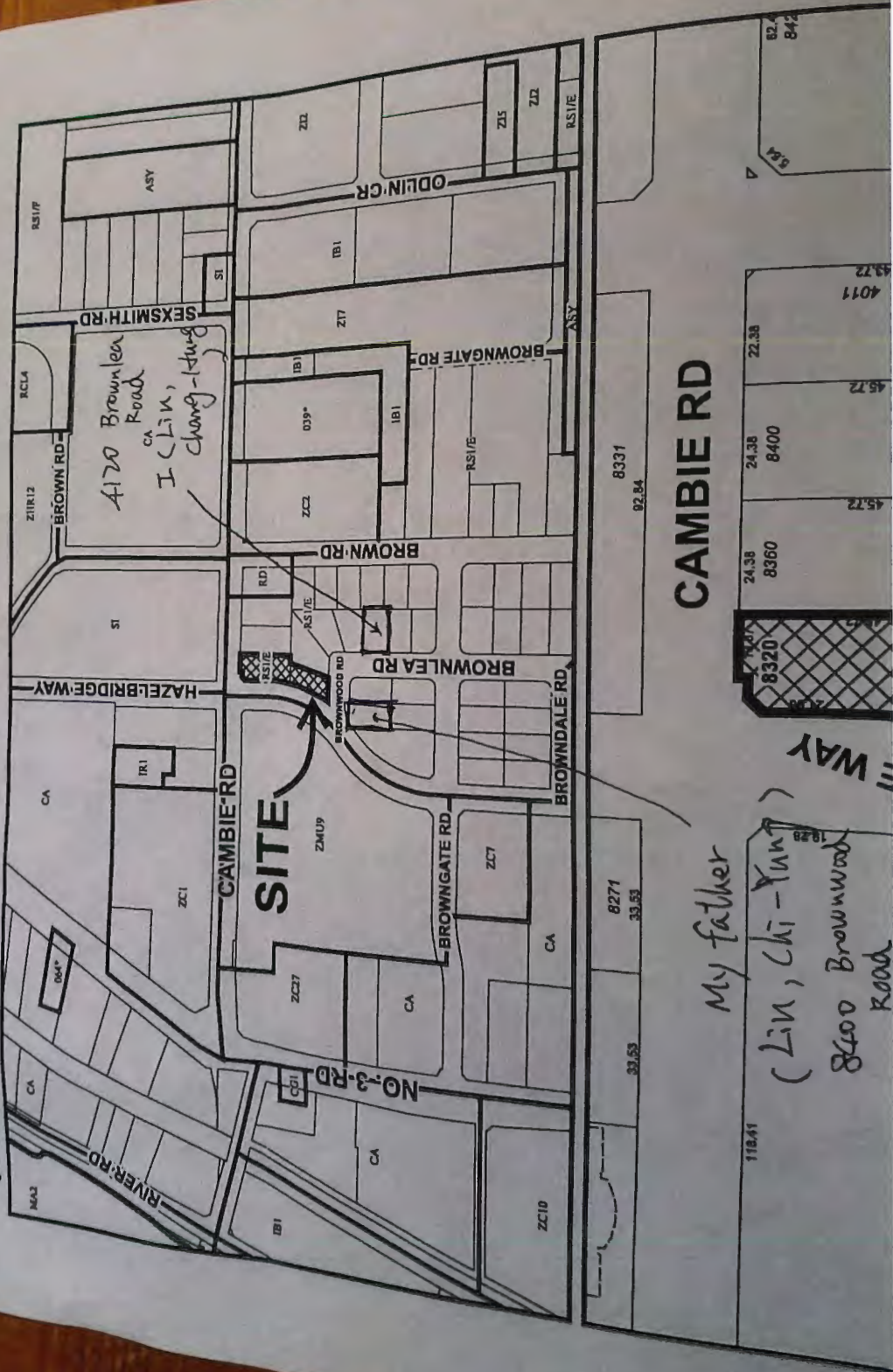
Thank you very much

Lin Chang-Hung    April  
15, 2020





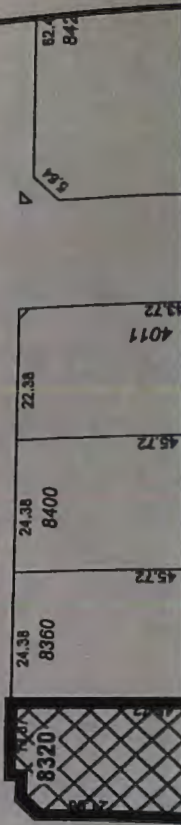
City of Richmond



4170 Brownlea Road  
CA (Lin, Chang-Hung)

CAMBIE RD

My father  
(Lin, Chi-Yun)  
8400 Brownwood Road





**CityClerk**

---

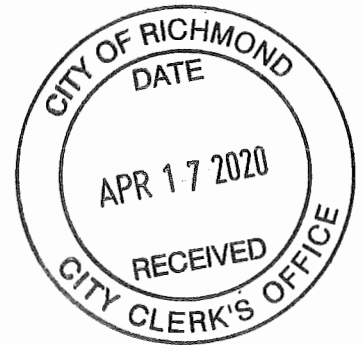
**Subject:** FW: Letter of Support for 5500 No. 3 Road for April 20th Public Hearing  
**Attachments:** Letter of Support - Eva.pdf

**From:** Eva Ko <eva.ko@live.com>  
**Sent:** April 8, 2020 1:54 PM  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** Letter of Support for 5500 No. 3 Road for April 20th Public Hearing

Please find a letter of support attached for the development project at 5500 Number 3 Road.

Regards,

Eva



April 8, 2020

City of Richmond

City Clerks Office  
6911 No. 3 Road  
Richmond, British Columbia  
V6Y 2C1, Canada

To whom it may concern

**Re: 5500 Number 3 Road, Richmond**

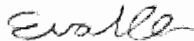
---

I am a resident of Richmond living at 5560 Stefanko Pl and would like to express my support for the above noted development project that will be at Public Hearing on April 20<sup>th</sup>, 2020. I believe that providing more rental options in Richmond is essential for the community, especially in close proximity to public transit.

I previously rented in Central Richmond and it is a great area for young professionals like myself who do not own a car and enjoy easy access to work and restaurants.

Sincerely,

Eva Ko



**CityClerk**

---

**Subject:** FW: Public Hearing April 20, 2020 re: Headwater Rental Housing Development 5500 No. 3 Road Richmond  
**Attachments:** PRC submission re Headwater rental proposal Apr 20, 2020.pdf

**From:** De Whalen <de\_whalen@hotmail.com>  
**Sent:** April 9, 2020 9:11 PM  
**To:** MayorandCouncillors <MayorandCouncillors@richmond.ca>; CityClerk <CityClerk@richmond.ca>  
**Subject:** Public Hearing April 20, 2020 re: Headwater Rental Housing Development 5500 No. 3 Road Richmond

Greetings Mayor & Councillors and City Clerk:

Please see below and attached, a letter from the Richmond PRC regarding the above noted market rental development. I believe the public hearing is scheduled for April 20, 2020.

Thank you for your consideration of this matter.

Sincerely,

De Whalen  
Chair, Richmond PRC

---

April 9, 2020

City of Richmond  
4911 No. 3 Road,  
Richmond BC

**Sent by email**

Dear Mayor and Councillors:

**Re: Headwater Rental Housing Development  
5500 No. 3 Road Richmond**

This is a letter on behalf of the Richmond Poverty Response Committee (PRC) to confirm its support of the above-noted proposal for a market rental development.

In noting the city's vacancy rate is 0.7%, it is obvious that Richmond has a dearth of rental accommodation. Although the proposal is not necessarily affordable rental it will take some of the pressure off the rental market as a whole and help to increase supply of rental housing in the community.



The Richmond PRC has long advocated for purpose-built rental housing. It is our view that City Council must prioritize the building of rental housing units that meet the needs of the people of Richmond. Purpose-built rentals also provide ongoing stability for renters, whereas the current supply of private individual condo rentals does not.

We are satisfied that the proposal provides for 40% family-friendly units and all units will incorporate universal design in common areas. An improvement on this would be some purpose-built fully accessible units.

We understand the developer is working with the BC Housing *HousingHub Provincial Rental Supply Program* to facilitate the development and ensure rental rates and income restrictions are imposed in order to increase the supply of rentals in the province. We need more developers in Richmond to take advantage of this provincial program.

However, please let it be on record that the Richmond PRC primarily supports **below-market rental housing**. We urge the City to establish a fast-track approval process to give developers an incentive to build more below-market rental housing.

For your interest, members of the Richmond PRC include the Richmond Food Bank Society, Richmond Women's Resource Centre, Richmond Food Security Society, Richmond Family Place, Richmond Centre for Disability, Chimo Community Services, Richmond Health Services, Family Services of Greater Vancouver, Turning Point Rehabilitation Society, Richmond Mental Health Consumer & Friends Society, Kehila Society, KAIROS, ISS of BC and representatives of various Faith Groups, among others.

Respectfully submitted,

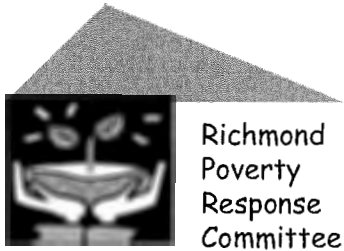
De Whalen  
Chair, Richmond PRC

cc. PRC Executive Committee

De Whalen  
604.230.3158

"Small acts, when multiplied by millions of people, can quietly become a power no government can suppress, a power that can transform the world." Howard Zinn

"You can't undo the past. You don't have to feel guilty about the past. You don't even have to apologize for the past. All you have to do is say YES. Yes, this happened. We can start there." Richard Wagamese on Reconciliation.



April 9, 2020

City of Richmond  
4911 No. 3 Road,  
Richmond BC

**Sent by email**

Dear Mayor and Councillors:

**Re: Headwater Rental Housing Development  
5500 No. 3 Road Richmond**

This is a letter on behalf of the Richmond Poverty Response Committee (PRC) to confirm its support of the above-noted proposal for a market rental development.

In noting the city's vacancy rate is 0.7%, it is obvious that Richmond has a dearth of rental accommodation. Although the proposal is not necessarily affordable rental it will take some of the pressure off the rental market as a whole and help to increase supply of rental housing in the community.

The Richmond PRC has long advocated for purpose-built rental housing. It is our view that City Council must prioritize the building of rental housing units that meet the needs of the people of Richmond. Purpose-built rentals also provide ongoing stability for renters, whereas the current supply of private individual condo rentals does not.


We are satisfied that the proposal provides for 40% family-friendly units and all units will incorporate universal design in common areas. An improvement on this would be some purpose-built fully accessible units.

We understand the developer is working with the BC Housing *HousingHub Provincial Rental Supply Program* to facilitate the development and ensure rental rates and income restrictions are imposed in order to increase the supply of rentals in the province. We need more developers in Richmond to take advantage of this provincial program.

However, please let it be on record that the Richmond PRC primarily supports **below-market rental housing**. We urge the City to establish a fast-track approval process to give developers an incentive to build more below-market rental housing.

For your interest, members of the Richmond PRC include the Richmond Food Bank Society, Richmond Women's Resource Centre, Richmond Food Security Society, Richmond Family Place, Richmond Centre for Disability, Chimo Community Services, Richmond Health Services, Family Services of Greater Vancouver, Turning Point Rehabilitation Society, Richmond Mental Health Consumer & Friends Society, Kehila Society, KAIROS, ISS of BC and representatives of various Faith Groups, among others.

Respectfully submitted,



De Whalen  
Chair, Richmond PRC

cc. PRC Executive Committee

**CityClerk**

---

**Subject:** FW: Letter of Support for 5500 No. 3 Road  
**Attachments:** Letter of Support\_5500\_No3 Rd\_04\_14\_2020.pdf

**From:** Brad Foster <bfoster@bchousing.org>  
**Sent:** April 14, 2020 8:06 AM  
**To:** CityClerk <CityClerk@richmond.ca>  
**Subject:** Letter of Support for 5500 No. 3 Road

Good morning: Please find attached BC Housing's letter of support for the development proposed for 5500 No. 3 Road, Richmond.



---

Brad Foster | Senior Development Manager | HousingHub | Development Strategies  
office 604.439.4192 | mobile 778.938.1220 | [bfoster@bchousing.org](mailto:bfoster@bchousing.org) | [www.bchousing.org](http://www.bchousing.org)  
1701 - 4555 Kingsway, Burnaby, BC V5H 4V8 Canada





April 14, 2020

McGregor Wark  
Headwater Projects  
3350-1021 W. Hastings St.  
Vancouver, BC  
V6E 0C3

Dear McGregor,

**Re: 5500 Number 3 Road, Richmond**

---

We are writing to confirm BC Housing's support for this 149-unit affordable market rental project at 5500 No. 3 Road in Richmond.

BC Housing supports the development of affordable market rental projects as an important part of our housing spectrum. BC Housing's mandate aligns with this proposed project as part of our planned business model. We are seeking opportunities to develop affordable market rental units with developers, such as Headwater Projects, as we are acutely aware of the lack of affordable housing in many urban centres in the Lower Mainland.

BC Housing is supportive of this partnership and would be willing to provide expertise and low-cost interim financing through our HousingHub initiative, subject to approval from our Executive Committee.

In closing, BC Housing views the development 5500 No. 3 Road as an exciting and worthwhile project and partnership with the City of Richmond.

Yours Truly,

A handwritten signature in black ink, appearing to read "Armin Amrolia".

Armin Amrolia  
Associate VP, Development Strategies



**CityClerk**

---

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**From:** Chris Tse <chris.tse11@gmail.com>  
**Sent:** April 14, 2020 12:14 PM  
**To:** CityClerk  
**Subject:** Letter of Support for 5500 No. 3 Road for April 20th Public Hearing

April 14, 2020  
City of Richmond  
City Clerk's Office  
6911 No. 3 Road  
Richmond, British Columbia  
V6Y 2C1 Canada  
Public Hearing – April 20th , 2020 – 5500 No 3 Road - Richmond Rental Development

To whom it may concern,

My name is Chris Tse and I am living in the Lansdowne area of Richmond. Although I enjoy my community, I would like to voice my concerns about a current lack of rental units in Richmond. The rental building you are proposing at 5500 No.3 Road would be well appreciated in the community and will supply the Lansdowne area with increased density in a prime location near the Canada Line Station. This development will provide 149 new rental units to as growing families, downsizers, and students in an area that is in close proximity to transit services, schools and retail. A down payment on a home can be restrictive for people wanting to live in an area with amenities such as this site.

Best Regards,

Name: Chris Tse  
Date: April 14, 2020



**CityClerk**

---

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**From:** John Roston, Mr <john.roston@mcgill.ca>  
**Sent:** April 15, 2020 10:42 AM  
**To:** CityClerk  
**Cc:** Badyal,Sara  
**Subject:** Public Hearing April 20 2020 - Item 2 Headwater Living

I write in support of Item 2 on the April 20 Public Hearing agenda re the application by Headwater Living Inc. to create the “High Density Market Rental Residential/Limited Commercial (ZMU45)” zone and re-zone 5500 No. 3 Rd. to that zone. The ZMU45 zone requires that the subject development provides 100% of the residential units as market rental housing units secured in perpetuity with a market rental agreement registered on Title.

This is a model that should be applied to as many similar and larger Downtown Commercial properties in the City Centre as possible. In particular, the incentives listed in the staff report are essential if we are to maximize the amount of 100% market and below market rental housing in the City Centre.

The property owner and developer are taking a long term view in terms of return on their investment and this is precisely what is needed in order to greatly increase the supply of rental housing.

-----  
[john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)  
John Roston  
12262 Ewen Avenue  
Richmond, BC V7E 6S8  
Phone: 604-274-2726  
Fax: 604-241-4254



**CityClerk**

---

**From:** Kenneth Pang <kenneth\_pang@hotmail.com>  
**Sent:** April 17, 2020 2:11 AM  
**To:** CityClerk  
**Subject:** RZ 19-858804 on Mon, Apr 20th 7pm (5500 No 3 Road)  
**Attachments:** 5500 No 3 Road.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi,

Due to covid-19 I am not able to attend in person.

My name is Chi Kin Kenneth Pang and I own one of the properties in Orchid (building next door on 5580 No 3 Road). My condo faces north so I will be directly impacted by any building work on 5500 No 3 Road.

My comments are that any new building on 5500 No 3 Road should not obscure the view from 5580 No 3 Road (be it from the apartment block or the townhouses). Ideally the building should be set back from No 3 Road and built in between the apartment block and the townhouses when looking from 5580 No 3 Road (see yellow circle in attached picture).

If you have any questions/would like further comments from me please don't hesitate to contact me by e-mail.

Thanks!!

Kind regards  
Ken





**CityClerk**

---

**From:** Michelle Gibault-Fahlman <fahlmanclan@hotmail.com>  
**Sent:** April 17, 2020 12:03 PM  
**To:** CityClerk  
**Subject:** Community Support for project on 5500 No. 3 Road, Richmond

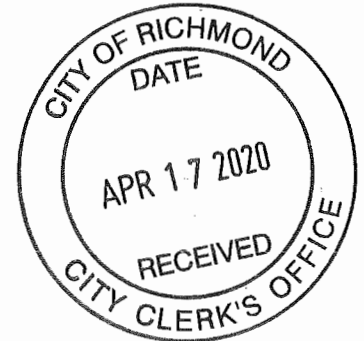
Dear Mayor and Council

**Letter of Support – Rental Development 5500 No.3 Road**

I have been a resident of Richmond for my whole life. I am very pleased with the way my community has developed overtime, however I do believe that there is a lack of affordable housing and would like to voice my support the proposed development at 5500 No.3 Road. This area in particular is a hub for those in need of affordable rental options including students in the area at KPU and young families looking to be a part of our community. This area of Richmond has the potential to form a strong new community and the surrounding area would benefit from the amenities being developed near a main transit station. I am excited for the upcoming public hearing on April 20<sup>th</sup>, and am hopeful for some improvements in my surrounding community.

Your truly,

Michelle Fahlman



Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**CityClerk**

**From:** zhou thomas <thomaszhou8210@gmail.com>  
**Sent:** Sunday, 19 April 2020 07:25  
**To:** CityClerk  
**Subject:** Concern for Amendment RZ 19-858804

To whom it may concern,

Due to the Covid-19, I can not attend the meeting on April 20, 2020 at 7pm for the purpose of OCP designation amendment: RZ 19-858894.

But I would like to submit my comments regarding the new building plan next to my property.

Firstly, I worry about the new high-rise will seriously block the view in the north of our property.

Secondly, the distance between our two buildings is so small. If there is any emergency, people can't escape easily.

Then, due to the small distance, the noise of construction of the building will seriously affect the quality for my sleeping. Also, it will cause many dirt and dust which will also harm my health. Since the construction will probably a long time work, I don't think my body can bear that long time.

The noise will also affect the study of the students in our building.

Furthermore the close distance of two building will also increase safety risks while the residents of our building come in and go out of the building because we have very young children in the building.

Lastly I'm not construction expert but I still point out if there is a potential possibility of the construction of the new building affect the foundation of our building because of the close distance.

Please take my concerns as a vote against the new plan.

Thank you for your kind consideration.

Best wishes and regards!

Xiaodong Zhou

5580 No.3 road, richmond, BC  
6047046377



# ON TABLE ITEM

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on, Monday, April 20, 2020.

**White,Amelia**

**From:** Jiong He <he\_jiong@hotmail.com>  
**Sent:** Monday, 20 April 2020 12:18 PM  
**To:** CityClerk  
**Cc:** Jiong He  
**Subject:** OCP designation amendment: RZ 19-858804

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sir/Madam,

Due to COVID-19, I will not be able to attend the meeting of the council on April 20, 2020 at 7PM for the purpose of OCP designation amendment: RZ 19-858804. I would like to address to your attention with my concerns and objection to this plan.

The new buildings planed in our area are obviously too close to ours, which will create lots of negative impact on the living environment and resident health. In addition to the noise and dust it may cause during the construction period. The finished new building will also block the view, sunshine and fresh air of the the north facing residents and hurt their privacy with arm-length distance from window to window between these two buildings.

Most importantly is the high population density in such a small area will cause the traffic jam on the way leading into the parking lot and increase the risk of car collision and even hurt the people passing by.

I am not sure if there is any other architectural risks for the buildings built up so closely especially on the sandy ground in Richmond. I know clearly that the plan will not bring a nice, quiet, safe living environment for all the residents including existing and future residents living in this area. So I strongly object to this plan in considering the above reasons.

Please kindly look into this plan again!

Thanks for your attention!

Best Regards

Orchid resident Jiong He



Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**White,Amelia**

**From:** 3388CC互联 <yuen3238@gmail.com>  
**Sent:** Monday, 20 April 2020 10:45 AM  
**To:** CityClerk  
**Subject:** Concern for Amendment RZ 19-858804

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sirs/Madam,

I can't attend the meeting On 20th April,2020 due to Covid-19A.  
I submit my comments regarding to new building next to my house.

- The distance between two building two narrow. Noise , dust..related to health problem will occur.
  - Any potential emergency such as fire will affect our safety due to short distance.
- Please take my concern of my vote against the new plan  
Thanks your attention to this matter.

Regards,  
Mui Moy Ma/Owner  
5580 No. 3 Road Richmond BC  
Tel:604-332-9209





Schedule 12 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**CityClerk**

**From:** liujiaming811 <liujiaming811@gmail.com>  
**Sent:** Sunday, 19 April 2020 04:06  
**To:** CityClerk  
**Subject:** For Notice of Public Hearing on April 20,2020  
**Attachments:** 0419\_1.jpg

To whom may concern,

Due to COVID-19 I will not be able to attend the meeting of the council on April 20, 2020 at 7PM for the purpose of OCP designation amendment: RZ 19-858804.

But I would like to submit a comment regarding the new plan of a new building next to my property: I am worry of the noise that might affect my sleeping hours in the morning and the dirt and dust which can affect my health since my apartment is on the lansdowne road side of the building, and I also have an young child living with me and that might affect his studies with the construction noise.

Please stay safe and thank you for your understanding.

Qiao Ming Liu AKA: Lina  
710-5580 No.3 Road, Richmond, V6X 0R8

发自我的iPhone



**ON TABLE ITEM**

Schedule 13 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**CityClerk**

---

**From:** william wang <williamwangjian@gmail.com>  
**Sent:** Sunday, 19 April 2020 08:14  
**To:** CityClerk  
**Subject:** Fwd: Concern for Amendment RZ 19-858804

To whom it may concern,

I can't attend the meeting on April 20.2020 at 7 pm for the purpose of the OCP designation amendment: RZ 19-858894. But I would like to submit my comments regarding the new building plan next to my property.

I worry about the new high-rise will seriously block the view in the north of our property. And the distance between our two buildings is so small. If there is an emergency, people can't escape easily. Due to the so small distance, the noise of the construction of the building will seriously affect the quality of my sleeping. Also, it will cause many dirt and dust which will also harm my health. Since the construction will probably a long time to work, I don't think my body can bear that long time. The noise will also affect the study of the students in our building.

Furthermore, the close distance of the two buildings will also increase safety risks while the residents of our building come in and go out of the building because we have very young children in the building.

In the end, I'm not a construction expert but I still point out if there is a potential possibility of the construction of the new building affect the foundation of our building because of the close distance.

Please take my concerns as a vote against the new plan.

Thank you for your kind consideration.

Best wishes

William Wang

5580 No.3 Road, Richmond, BC  
778-835-6828



Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**CityClerk**

---

**From:** Ricardo Jiang <Ricardo0904\_1@hotmail.com>  
**Sent:** Sunday, 19 April 2020 11:18  
**To:** CityClerk  
**Subject:** Concern for Amendment RZ 19-858804

To whom it may concern,

Due to the COVID-19, I can not attend this meeting personally on April 20, 2020 at 7pm in city hall as one of the property owner in 5580 No.3 Road building. However, I'd like to provide my concerns regarding the new building plan which right beside to our property.

The distance between the new building and ours property is too close to guarantee the privacy. We can imagine that the construction noise will definitely cause a mass disturbance to the household because the two buildings are too close in the construction process. Plus, in our building, there are lots of children and young person living here. People in and out of our building's safety risks are also my worrying things.

According to all of those concerns, please take my as a vote against the new plan.

Thank you for your kindly consideration. Have a nice day! and stay healthy!

**Shuai (Ricky) Jiang**  
5580 No.3 Road, Richmond, BC



Schedule 15 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**CityClerk**

---

**From:** Angela Yau <angelayau0804@gmail.com>  
**Sent:** Sunday, 19 April 2020 17:53  
**To:** CityClerk  
**Subject:** Amendment RZ 19-858804

To Whom It May Concern

Please extend my apologies. I am not able to attend the meeting on April 20 on subject issues, I would like to address to your attention with my concerns and negative impacts to the environment and residents of our building.

With the construction of the new buildings in our area have created negative impact on the environment like noise, produce large amount of waste material period affecting the health of the residents. Most importantly will also create new problems including congestion population, (reduce residents access to fresh air circulation and sunlight - a critical problem with high density, short distance and space among buildings etc. All these negative impact will cause long term problems and concern with poor air circulation, ventilation among buildings and units which I think is not acceptable to human health.

Lastly when i bought this property I was impressed with a open and nice view that I can enjoy. I am not aware of this new plan proposed to take place that close and affect to our area and residents! Could you please consider all these negative impact bring to the environment and health to the residents of our building. I vote against this new plan

Looking forward to hearing from you soon with great news to the resident  
Angela Mee Yin Yau  
Resident - 5580 No. 3 Road Richmond B.C.



**ON TABLE ITEM**

Schedule 16 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**CityClerk**

---

**From:** Archer Houston <knigt.mk@gmail.com>  
**Sent:** Sunday, 19 April 2020 19:58  
**To:** CityClerk  
**Subject:** About the new plan beside 5580 NO.3 Rd Richmond -- We say no!

To Whom It May Concern

Please extend my apologies. I am not able to attend the meeting on April 20 on subject issues, I would like to address to your attention with my concerns and negative impacts to the environment and residents of our building.

With the construction of the new buildings in our area have created negative impact on the environment like noise, produce large amount of waste material period affecting the health of the residents. Most importantly will also create new problems including congestion population, (reduce residents access to fresh air circulation and sunlight - a critical problem with high density, short distance and space among buildings etc. All these negative impact will cause long term problems and concern with poor air circulation, ventilation among buildings and units which I think is not acceptable to human health.

Lastly when i bought this property I was impressed with a open and nice view that I can enjoy. I am not aware of this new plan proposed to take place that close and affect to our area and residents! Could you please consider all these negative impact bring to the environment and health to the residents of our building. I vote against this new plan

Looking forward to hearing from you soon with great news to the resident.

Regards,

Archer  
#902 5580 No.3 Rd Richmond.



Schedule 17 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**CityClerk**

**From:** Annie Pei <peiyang4@gmail.com>  
**Sent:** Sunday, 19 April 2020 20:01  
**To:** CityClerk  
**Subject:** Re: Office community plan bylaw 9000, Amendment Bylaw 10131 and Richmond zoning Bylaw 8500, Amendment Bylaw 10130 (RZ 19-858804)

To whom it may concern,

I am a resident in 5580 No 3 Road Orchid building. I would like to voice my personal as well as the building residents' concerns in regards to the rezoning beside our building.

We were one of the first buyers of an Orchid unit and at the time, we were told that the vacant piece of land was also owned by the developer and that no tall buildings will be built to block the views. Although I understand now that this is not the case, and may not be of concern or relevance to you, please note that the majority of the residents were told the same. Therefore, most people would prefer to keep enjoying the view we have over the Landsdowne mall and appreciate the open spaces.

Based on my understanding, as result of rezoning, another 15-story high residential building will be built, with minimal distance from Orchid building. There is also potential issue of privacy should buildings are close to each other. Some units only have one window facing North, with the new building, they would no longer enjoy any view and may even need to block the window for longer time for privacy reasons.

They will access less sunlight, which means colder all season year round - this may be particularly difficult with elderly and young children. Mental issues may result due to lack of sunlight and the feeling of confinement.

Our building's main issue is security, and we have had multiple break-ins already. By adding another rental units building beside ours will increase our security exposure, by the mere fact that traffic is increased and drawing greater attention from potential offenders as the buildings are densely located. Please note that our 3rd floor terrace is a common area, and I am afraid the 5th story building would have the ability to access our common area as they are very close to each other.

The construction of the building would cause additional disturbance to the units. Please consider this as many companies will revisit the work from home policy as result of COVID19 situation, and more and more people might be working from home in the long term. The noise, dust from the construction site will decrease quality of life, disturb work productivity and may cause health issues to sensitive group of individuals (elders, children).

Parking - right now Prada and Orchid are sharing one high-traffic path to get into the parkades. I understand the parkade lane will be enlarged to accomodate new traffic, however, as both buildings are heavily reliant on the path, construction in the area will cause further congestion to what it is already.

I urge your attention to address these matters as quality and comfort of life is core to Orchid's residents.

Regards,  
Annie



Schedule 18 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**White,Amelia**

**From:** McGregor Wark <mwark@headwaterprojects.ca>  
**Sent:** Monday, 20 April 2020 09:37 AM  
**To:** CityClerk  
**Cc:** Badyal,Sara; Peter Odegaard (podegaard@mcmparchitects.com)  
**Subject:** 5500 No. 3 Road - Public Hearing - April 20, 2020  
**Attachments:** Letter to Council - April 20, 2020.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning,

I am hoping that the attached letter can be circulated to Council in advance of this evenings Public Hearing.

If you could please confirm receipt it would be greatly appreciated.

Regards,

**McGregor Wark** – Vice President

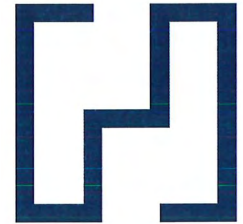


3350-1021 W. Hastings St.  
Vancouver, BC V6E 0C3  
**T** 604 899 2020  
**D** 604 408 3346  
**M** 604 813 1492

[mwark@headwaterprojects.ca](mailto:mwark@headwaterprojects.ca)  
headwaterprojects.com

Consider our environment and print only if required.





City of Richmond  
6911 No. 3 Road, Richmond,  
British Columbia, V6Y 2C1

Attention Mayor and Council,

RE: 5500 No 3 Road – Public Hearing

Good morning Mayor and Council,

I am writing this letter in advance of this evening's Public Hearing for the above noted application. I must apologize in advance, as I will not be in attendance for this important Public Hearing.

Based on the ongoing health concerns, I have had to make the decision to stay home and keep the community as well as my family safe and healthy.

The future of this project is of the utmost importance to myself and our team and I would be present under any other circumstances. Our project Architect Peter Odegaard from MCM will be present and available to answer any questions regarding the proposal.

I appreciate this opportunity to quickly introduce our company and detail the merits of this application.

1. Our Company:

Headwater is a locally owned and operated real estate company that currently manages over 500 residential rental units across the Lower Mainland. We are motivated by human connection and get up every day to better our communities; to serve them in a positive way. We have a long-term vision as an owner and manager of residential rental product and believe that purpose-built rental housing has a direct impact on housing supply and affordability. Headwater taken a keen interest in building rental in Richmond and establishing a long-term footprint in this community.

2. The Process:

In 2017, Headwater began early discussions about the project with the City of Richmond.

We had the fortunate opportunity to be engaged in the review process of the City Rental Housing Policy in advance of its adoption.

Through this process, we were able to recognize the key goals the City of Richmond is striving to achieve through this policy and our priority is to work towards achieving those goals by providing additional secured rental homes.

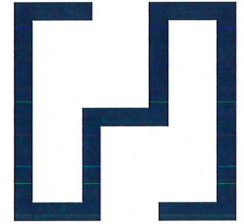
The proposal before you this evening is the product of a thorough and collaborative rezoning process between our team and Planning Staff.

3. Proposal Benefits:

Our application is for a 15-storey 100% secured purpose built residential rental building with retail at grade. Further details are outlined below:

- 149 new rental units available to the community which will have a direct impact on housing affordability and housing options in the Richmond City Centre.
- 100% of units designed to meet Basic Universal housing requirements to ensure that units are accessible to a broad spectrum of individuals.





- 48% of the units designed as “family friendly”, above the 40% mandate to ensure that opportunities are available for a mix of tenants.
- Ideally situated adjacent to Lansdowne Canada Line Station encouraging sustainable transportation options.
- Focus on enhanced bicycle facilities as another option for sustainable transportation.
- Two large well-appointed open-air amenity spaces that provide multiple options for a mix of tenants including multiple child play areas, two cooking facilities, and several multi-use areas.
- Multiple indoor amenity spaces with varying uses to be determined through the detail design process.

#### 4. BC Housing Partnership

It is important to note that this application also includes a partnership with BC Housing through their HousingHub initiative. Some details on this initiative are provided below:

- Intent to secure innovative partnerships to create affordable rental housing and homeownership options for middle-income British Columbians.
- Goal to develop affordable housing through new construction, or through the redevelopment of existing sites.
- Core goal of the HousingHub is to increase the supply of affordable housing for middle-income earners.
- More details can be found here - <https://www.bchousing.org/housinghub/about>

We hope that the detail presented above provides further clarity on the merits of this application. Headwater and our team are proud of the application before you. We believe that, should the application move forward, the project will have positive implications on rental market in Richmond. We also want to note the time and effort put forward by planning staff on this application and are appreciative of their hard work.

We look forward to establishing a long-term relationship with the City of Richmond and to see this project through to completion.

Thank you for your time on this matter.

Regards,

*McGregor Wark*

McGregor Wark

*Vice President*

**Headwater Living Inc.**

**ON TABLE ITEM**

Schedule 19 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**CityClerk**

---

**From:** Paul Hogan <1981paulhogan@gmail.com>  
**Sent:** Friday, 17 April 2020 23:09  
**To:** CityClerk  
**Subject:** 5500 No. 3 Road for April 20th Public Hearing - Letter of Support  
**Attachments:** Letter of Support.docx

Hello,

Please see attached Letter of Support.

Thank you.

The Hogan's



**City of Richmond – 5500 No.3 Road - Letter of Support**

City Clerks Office  
6911 No. 3 Road  
Richmond, British Columbia  
V6Y 2C1, Canada

April 17, 2020

Dear Mayor and Council,

I am a born and raised Richmond resident, and I am proud to live in such an outstanding community. One thing I particularly enjoy about the area is the convenience of public transit, especially the ease of access to downtown Vancouver from Richmond Centre on the Canada Line; however, I believe there is a lack of density near some of the main transit corridors, particularly around the Canada Line.

I personally would like to express my support for the above noted development project that will be at Public Hearing on April 20<sup>th</sup>, 2020. I believe creating opportunities for affordable housing and new businesses to flourish in a prime location near transit will be a great addition to our community.

Sincerely,

Jeannette Hogan

Schedule 20 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**White,Amelia**

---

**From:** ZhouXiaodong <zhouxd8210@sina.com>  
**Sent:** Monday, 20 April 2020 12:44 PM  
**To:** CityClerk  
**Subject:** Opinions for Amendment RZ 19-858804

To whom it may concern,

Due to the Covid-19, I can not attend the meeting on April 20,2020 at 7pm for the purpose of OCP designation amendment:RZ 19-858894.

But I would like to submit my comments regarding the new building plan next to my property.

The new building will cause problem such as noise, safety, and so on. The two building is too close to have any privacy for all the people. It will block the view and also block the sunshine for the building.

Above all I don't agree to approve the new building plan beside my property.

Thank you for your hard work during the Covid-19!

Best regards

Jianjun Cao  
7782512188  
Resident of 5580 No.3 road.Richmond.



Schedule 21 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

## ON TABLE ITEM

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

### MayorandCouncillors

**From:** David Hutniak <davidh@landlordbc.ca>  
**Sent:** April 20, 2020 2:08 PM  
**To:** MayorandCouncillors  
**Cc:** David Hutniak  
**Subject:** New Purpose-Built Rental Housing 5500 No. 3 Road – Public Hearing  
**Attachments:** 5500 No. 3 Road Richmond PBR Letter of Support April 20 2020.pdf

Dear Mayor and Councillors,

LandlordBC respectfully requests that you consider our submission in strong support of the new purpose-built rental housing project at 5500 No. 3 Road in the City of Richmond. This is a great opportunity for the your to add secure, long-term rental housing for the community. Thank you for your serious consideration.

David Hutniak  
Chief Executive Officer  
LandlordBC - BC's top resource for owners and managers of rental housing  
Phone: 604.733.9440 ext. 202 | Fax: 604.733.9420 | Mobile: 604.644.6838  
Email: [davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)  
Website: [www.landlordbc.ca](http://www.landlordbc.ca)



#areyouregistered Go To [Landlordregistry.ca](http://Landlordregistry.ca)

# LANDLORDBC

BC's top resource for owners and managers of rental housing

The information contained in this message is privileged and intended only for the recipients named. If the reader is not a representative of the intended recipient, any review, dissemination or copying of this message or the information it contains is prohibited. If you have received this message in error, please immediately notify the sender, and delete the original message and attachments.



April 6, 2020

Mayor and Councillors, City of Richmond (Sent via email: [mayorandcouncillors@richmond.ca](mailto:mayorandcouncillors@richmond.ca))

**Subject: New Purpose-Built Rental Housing 5500 No. 3 Road – Public Hearing**

Dear Mayor and Councillors,

LandlordBC is the industry association representing owners and managers of rental housing in British Columbia. We have a membership of over 3000 landlords throughout British Columbia, who own and manage over 125,000 units of rental housing. Our mandate is to support a balanced and healthy rental housing market with an emphasis on private sector solutions.

Housing costs have reached a crisis point in many communities throughout British Columbia and the City of Richmond is certainly no exception. As a result, British Columbia families are increasingly seeking rental housing and are renting for longer periods of time. For many British Columbians renting one's home is the more prudent option due to lower cost, lower financial risk and, increased mobility. There is no stigma attached to renting and it is our responsibility as a community to ensure that we have suitable rental options and, most notably, secure purpose-built rental housing.

Secure purpose-built rental housing is designed and built expressly as long-term accommodation. It is different from other types of rentals, such as condominiums or secondary suites, which may be available in the rental pool one year and not the next. There is a dearth of secure purpose-built rental housing throughout Metro Vancouver and this is evident in the City of Richmond too with its chronically and persistently low vacancy rate. There is a clear need to accelerate the construction of secure, purpose-built rental housing — enough to regain a healthy vacancy rate of at least 3%-4%.

Before LandlordBC offers its support for a purpose-built rental project we undertake an analysis of the project to ensure that it satisfies criteria that we consider important to our values as an organization. We want to support projects that do not result in tenant displacement, projects that provide secure rental housing into perpetuity, and that the proponent is well-financed and committed to industry best practices. In addition, we want to support projects that are aligned with our continuing efforts to grow the private rental sector so that we can offer a viable, sustainable, and attractive housing option while providing landlords with secure and stable long-term returns on their investment. We are pleased that this project does not displace any existing tenants as the proposed site was formerly a restaurant, and that all the other conditions that we consider important in order to secure our support have been met. This is a great opportunity for the community and we strongly urge you to approve this application.

Sincerely,



David Hutniak  
CEO, LandlordBC

Schedule 22 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

## ON TABLE ITEM

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**White, Amelia**

**From:** Matt Ilich <mattilich@telus.net>  
**Sent:** Monday, 20 April 2020 03:49 PM  
**To:** CityClerk  
**Subject:** Support for the project at 5500 Number 3 Rd

Good afternoon,

I understand council will be holding a public hearing later today for the proposed purpose built rental building located at 5500 Number 3 Rd.

I support this project for several reasons:

- 1). We desperately need more purpose built/secure rental homes in Richmond, specifically in the City's core
- 2). The site's location next to the Lansdowne Station is perfect for the density being proposed by the development company. The environmental benefits of adding density next to a rapid transit station/system has been well documented
- 3). As we know, Lansdowne Centre is going to be transformed over the next decade into a master planned community. Change is coming. With change comes some uncertainty (on product mix and timing). Given the uncertainty, I think Council should support the proposed purpose built rental building at 5500 Number 3 Road as we know we need more rental housing stock in the City's Core – especially at a location next to transit and across the street from a growing amenity hub – and the faster we can bring rental housing on to the market, the better.

Thank you for your consideration,

Matt Ilich  
10191 Fundy Drive, Richmond



Schedule 23 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, April 20, 2020.

**ON TABLE ITEM**

Date: April 20, 2020  
Meeting: Public Hearing  
Item: #2

**CityClerk**

**From:** [REDACTED]  
**Sent:** Monday, 20 April 2020 13:37  
**To:** CityClerk  
**Subject:** Comments for: April 20, 2020 Public Hearing - OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10131 AND RICHMOND ZONING BYLAW 8500

To whom this may concern,

I am speaking on behalf of the [REDACTED] I am at utmost concerned about the effect this would have on us and our condos. Looking at the proposed plans, the new buildings are to be built in extremely close proximity. All north facing units and especially the ones on the lower levels would not only have disrupted views but would feel incredibly claustrophobic in their own homes.

With the proximity, I could not bare to imagine the dust and pollution rising up to our buildings impacting the health of all residents including elders, children and pets. High rises seem to have been designed to be built much further apart in Richmond and for good reason. If this is approved, how long will our residents need to suffer the environmental and noise pollution coming from just under our feet? Will people suffering from asthma need to move away from their homes for an extended duration?

Looking at our building plans, it seems as those this proposed building will have major impact on our east views. With north facing units already receiving less light than other units, this construction seems to put us in more darkness than we bargained for. This will definitely have major direct impact on the value of our units as well as our lifestyle.

Thank you for your time,  
[REDACTED]

