



**Regular Council meeting for Public Hearings
Monday, May 16, 2022**

- Place: Council Chambers
Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe
- Claudia Jesson, Corporate Officer
- Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

- 1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10001 (RZ 18 829337)**
(Location: 8031/8051/8071 No. 2 Road and 5760/5780/5786 Blundell Road; Applicant: Zhao XD Architect Ltd.)
Applicant's Comments:
The applicant was available to respond to queries.
Written Submissions:
Laura Gillanders (Schedule 1)
Submissions from the floor:
Barry Kwok, Richmond resident, expressed concern regarding the proposed shared driveway and the traffic congestion on No. 2 Road. He suggested that a separate entry or driveway on Blundell Road would alleviate any traffic concerns.
John Cameron, Richmond resident, requested information regarding the timing of the development.



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In response to the query from the floor, staff advised they will speak to the resident regarding future development in the vicinity.

In response to the query from the floor, the applicant advised that upon approval, construction will begin within a year.

Eric Chung, Property Manager, 8091 No. 2 Road, expressed concerns regarding:

- the speed of vehicles and high traffic volume on No. 2 Road;
- the safety and security of a shared driveway;
- increased parking demands; and
- the importance of an agreement regarding driveway maintenance and shared costs between the properties.

In response to queries from Council, staff advised:

- there is an existing statutory right of way (SRW) for the driveway at 8091 No. 2 Road allowing for access and widening;
- a driveway on Blundell Road was not considered due to the proximity to the intersection;
- median delineators on No. 2 Road allow for right turn only access to the shared driveway;
- the strata boards of the two properties will be required to create a cost sharing and operating agreement and agree upon terms for visitor parking;
- adjustment of the development to house a six-storey condominium would require rezoning and redesign;
- the current application complies with the arterial road designation in the Official Community Plan (OCP); and
- improvements include sidewalk widening, boulevard landscaping, and traffic signal upgrades to enhance pedestrian safety.

In response, Mr. Kwok confirmed that vehicles do not back out onto No. 2 Road, but instead, turn around in the complex to enter No. 2 Road in a forward motion. He expressed concern that the development and shared driveway would result in congestion within the complex and present parking challenges.

As a result of the discussion, the following **referral motion** was introduced;

PH22/5-1

It was moved and seconded



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That the Richmond Zoning Bylaw 8500, amendment bylaw 1001 (RZ 18 829337) be referred back to staff to work with the developer, Zhao XD Architect Ltd. to review the option of developing a high-density condominium complex with an entrance on Blundell Road.

DEFEATED

Opposed: Mayor Brodie
Cllrs: Hobbs
Loo
McNulty
McPhail

PH22/5-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, be amended to update the bylaw number and citation to Richmond Zoning Bylaw 8500, Amendment Bylaw 10378.

CARRIED

Opposed: Cllrs. Au
Day
Steeves
Wolfe

PH22/5-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10378 be given second and third readings.

CARRIED

Opposed: Cllrs. Au
Day
Steeves
Wolfe



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- 2. **APPLICATION BY PRAISE DESIGN & CONSTRUCTION INC. FOR REZONING AT 7420/7440 LANGTON ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE – RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10369**

(RZ 18 829337)

(Location: 7420/7440 Langton Road; Applicant: Praise Design & Construction Inc. (Paul Sih))

Applicant’s Comments:

The applicant advised that demolition on the property has been completed.

Written Submissions:

None

Submissions from the floor:

None.

PH22/5-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10369 be given second and third readings.

CARRIED

- 3. **APPLICATION BY DOUG LOEWEN FOR REZONING AT 4880 GARRY STREET FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/A)” ZONE – RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10370**

(RZ 18 829337)

(Location: 4880 Garry Street; Applicant: Doug Loewen)

Applicant’s Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH22/5-5

It was moved and seconded



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That Richmond Zoning Bylaw 8500, Amendment Bylaw 10370 be given second and third readings.

CARRIED

4. **PROPOSED ONGOING CITY OF RICHMOND PATIO PROGRAM – RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10362**

(File Ref. No. 08-4150-01) (REDMS No. 6784481)

Councillor McPhail declared a conflict of interest as a family member participated in the Richmond patio program, left the meeting at 8:24 p.m. and did not return.

Applicant’s Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

In discussion, Council noted that the patios have reflected positively on the City.

PH22/5-6

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10362 be given second and third readings.

CARRIED

PH22/5-7

It was moved and seconded

That Richmond Official Community Plan 7100 Amendment Bylaw 10362 be adopted.

CARRIED

PH22/5-8

It was moved and seconded

Public Space Patio Regulation Bylaw 10350 be adopted.

CARRIED



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PH22/5-9 It was moved and seconded
*Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273,
Amendment Bylaw 10366. adopted.*

CARRIED

PH22/5-10 It was moved and seconded
*Adoption of Consolidated Fees Bylaw 8636, Amendment Bylaw 10367 be
adopted.*

CARRIED

PH22/5-11 It was moved and seconded
Heritage Procedures Bylaw 8400, Amendment Bylaw 10363 be adopted.

CARRIED

ADJOURNMENT

PH22/5-12 It was moved and seconded
That the meeting adjourn (8:26 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, May 16, 2022.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

ON TABLE ITEM

Date: May 16 2022
Meeting: Public Hearing
Item: #1

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, May 16, 2022.

From: Laura Gillanders <auragillanders@gmail.com>

Sent: Monday, 16 May 2022 15:08

To: MayorandCouncillors <MayorandCouncillors@richmond.ca>; CityClerk <CityClerk@richmond.ca>

Subject: Submission - Public Hearing May 16, Item 1

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Mayor and Councillors,

I am writing to express my opposition to Item 1 of the May 16 Public Hearing for 25 Townhouses at No 2 rd and Blundell Road.

Currently, the 6 homes on this site are being rented and the properties contain some significant trees. This proposed development is right across from the Blundell Mall on the corner of two main roads, "kitty corner" to another commercial property.

I was speaking to councillors of other municipalities such as Port Moody and they stopped approving townhouses many years ago because they are not affordable and do not meet the requirements of the housing needs assessment. Vancouver is approving developments that are 70% rental and 30% strata. Other municipalities are acting faster than Richmond on housing; we are falling far behind and displacing long-time residents in the process.

Councillors speak about needing supply, but more townhouses are not the supply we need. 95% of Richmond residents cannot afford a townhouse. What we see with these rezonings is often a reselling of the approved land assembly, the houses get torn down and then the property can remain empty or resold and this can go on for years. Especially with the market on a down-turn, it's likely this project could stall. I would much rather see renters be able to stay in the home they rent and wildlife be able to use these trees until a more progressive, current and thoughtful proposal comes forward for these properties. These could be multi-story, mixed commercial, rental, strata - much like the property in development at Number 3 road and Williams. It could be stacked one level apartments with the significant trees retained as shared yard space; there are many options that could be proposed if council could have the willingness to ask for better.

If Richmond city council is at all serious about developing the city to be a liveable, affordable and desirable place for all of our residents and wage earners, you would say no to new townhouses which start at \$1.5 - \$1.7 million dollars.

Thank you,
Laura Gillanders
9611 Desmond Road
Richmond, BC V7E 1R1

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MAY 16 2022

& DISTRIBUTED

