



**Regular Council meeting for Public Hearings
Monday, June 15, 2015**

Place: Council Chambers
Richmond City Hall

Present: Acting Mayor Alexa Loo
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

Absent: Mayor Malcolm D. Brodie

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

1. RICHMOND OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000, AMENDMENT BYLAW 9121 (WEST CAMBIE AREA PLAN)

(Location: 9071, 9091, 9111, and 9151 Alexandra Road and 9100, 9120, 9140, and 9180 Cambie Road and 4060, 4080, 4100, 4120, 4126, 4140, 4160, 4180, 4220, 4240, 4260, 4280, 4320, 4360, 4380, 4400, 4420, 4440, 4460, 4480, 4500, 4520, 4540, 4542, 4560, and 4562 Garden City Road and 9060, 9080, 9086, 9091, 9100, 9131, 9151, 9180, and 9191 Odlin Road; Applicant: City of Richmond)

Applicant's Comments:

Terry Crowe, Manager, Policy Planning, advised that the intent of the proposed amendment is to modify an approximate 16-acre area of the West Cambie Area Plan from an employment use designation to a mixed use designation of 30% employment use and 70% residential use. He further advised that the employment use will be better served closer to the Canada Line in the City Centre and that the City's requirement for 5% built affordable housing will increase to 15% to allow for approximately 120 built rental units within the area.



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Written Submissions:

- (a) Richmond School District No. 38 (Schedule 1)
- (b) Vancouver Airport Authority (Schedule 2)
- (c) Alvina Lee, 9299 Tomicki Avenue (Schedule 3)
- (d) V. Sidhu, 9211 Odlin Road (Schedule 4)
- (e) Caroline Shi, 9299 Tomicki Ave (Schedule 5)
- (f) Jess Nyman, 2800 Odlin Road (Schedule 6)
- (g) Greg Megrian, 4591 Garden City Road (Schedule 7)

Submissions from the floor:

Mr. Sangha, property owner, 4560 and 4562 Garden City Road, supported the proposed amendment but raised concerns related to traffic in the area and the completion and costs associated with the proposed road for the SmartCentre development.

PH15/6-1

It was moved and seconded

That Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9121 be given second and third readings.

CARRIED

PH15/6-2

It was moved and seconded

That Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9121 be adopted.

The question on Resolution PH15/6-2 was not called as in reply to a queries from Council, Mr. Crowe noted that the Aircraft Noise Sensitive Development Policy Area map, developed in collaboration with the Vancouver Airport Authority (VAA) in 2004, prohibits new residential housing in areas 1A and 1B; however, new residential housing may be considered in areas 2, 3 and 4 subject to the implementation of noise mitigation measures and covenants.

Mr. Crowe commented that the VAA is bound by Transport Canada guidelines and as such, a standard response letter was provided to the City (attached to and forming part of these minutes as Schedule 2); however, the VAA recognizes the City's authority regarding land use matters and its responsibility to apply noise mitigation measures and covenants for any development within the area.

The question on Resolution PH15/6-2 was then called and it was **CARRIED**.



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**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9206
(RZ 14-664658)**

(Location: 7331 Williams Road; Applicant: Amrik S. Sanghera)

Applicant's Comments:

The applicant was not available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Ella Chrobak, 3031 Williams Road, spoke to concerns related to parking, emergency vehicle access, and the size of the residential units for the proposed development.

Wayne Craig, Director of Development, advised that both properties will have vehicle access from the rear lane while emergency vehicles will stage from Williams Road. Also, he noted that the size of the residential units would be determined by the subject zoning, which allows a floor area ratio of 0.6 (60% lot area coverage) or a maximum size of approximately 355 m² (2,200 ft²) per dwelling with parking garages off the rear lane.

In response to a query from Council, the Acting Corporate Officer confirmed that the Notice of Public Hearing was provided to seven properties on Bates Road and that no correspondence was received from the residents.

PH15/6-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9206 be given second and third readings.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9207
(RZ 14-676660)**

(Location: 3600/3620 Blundell Road; Applicant: Trico Developments (B.C.) Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



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Submissions from the floor:

None.

PH15/6-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9207 be given second and third readings.

The question on Resolution PH15/6-4 was not called as in reply to a query from Council, the Acting Corporate Officer confirmed that the Notice of Public Hearing was provided to seven properties on Bairdmore Crescent.

The question on Resolution PH15/6-4 was then called and it was **CARRIED**.

4. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9210 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9211 (RZ 13-630280)

(Location: 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway; Applicant: Steveston No. 6 LP)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) William Evans, 10440 Sidaway Road (Schedule 8)
- (b) Memorandum from the Director of Development dated June 11, 2015 and related correspondence from Ledcor Properties Inc. dated May 26, 2015 (Schedule 9)
- (c) Darshan Rangi, 14200 Riverport Way (Schedule 10)
- (d) Gabrielle Grun (Schedule 11)

Submissions from the floor:

Robert Light, 10751 Palmberg Road, spoke in opposition to the proposed development expressing concerns regarding (i) traffic impacts, (ii) site ingress and egress, (iii) the lack of City facilities, parks and open spaces in the area, and (iv) the need for traffic lights at the intersection at No. 6 Road and Steveston Highway.



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Mr. Wei commented that the road improvements associated with the proposed development include (i) the widening of Steveston Highway to four lanes from the site frontage to Palmberg Road, (ii) the centre median on Steveston Highway being revised to allow left-hand turns into the site, and (iii) the widening of No. 6 Road to permit both right and left-hand turns into the development. He further commented that, in conjunction with the Massey Bridge Replacement project and Steveston Interchange improvements, the City will be widening Steveston Highway to four lanes from Palmberg Road to the Steveston interchange.

In response to a query from Council, Mr. Light was of the view that (i) the development of a cloverleaf interchange would improve traffic in the area, and (ii) a previous proposal to connect Rice Mill Road to Steveston Highway was not supported by the Agricultural Land Commission.

In reply to a query from Council, Mr. Wei advised that staff have requested the Ministry of Transportation to consider turning restrictions to ease the traffic congestion in the area; however, the Ministry expressed the opinion that to do so may result in congestion elsewhere.

Council requested that staff correspond with the Province to request turning restrictions at the Steveston Highway interchange.

In response to queries from Council, Mr. Wei stated that the road improvements required for the proposed development are independent from the proposed George Massey Tunnel and Steveston Highway Interchange improvements; however, the provincial improvements will compliment the required site improvements.

Deborah Hamel, 10771 Gilmore Crescent, queried whether the proposed rezoning is removing the subject property from an agricultural zone designation.

Mr. Craig noted that the subject property is currently zoned "Athletics and Entertainment."



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Peter Joyce, Bunt & Associates, the applicant's traffic consultant, advised that a comprehensive traffic impact assessment was conducted in conjunction with the proposed development, which examined peak traffic conditions and the bypass effect of a substantial volume of traffic using Steveston Highway and No. 6 Road/Sidaway Road as a means to access Highway 99. He was of the opinion that the proposed Steveston Highway interchange improvements will address the traffic queues on Steveston Highway and that the proposed light industrial zoning will generate less vehicular traffic than the existing zoning.

In reply to a query from Council, Mr. Craig commented that the approximately 15-metres of agricultural land buffer associated with the proposed development is a condition of the City's Official Community Plan and that the details for the treatment of the buffer area will be provided during the Development Permit process.

PH15/6-5

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 9210 be given second and third readings.

The question on Resolution PH15/6-5 was not called as discussion ensued on the merits of the proposed development particularly regarding the proposed road improvements to alleviate traffic congestion in the area.

Council advised staff to examine the need for the installation of a traffic light for the left-hand turn from Steveston Highway with the applicant.

The question on Resolution PH15/6-5 was then called and it was **CARRIED**.

PH15/6-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9211 be given second and third readings.

CARRIED

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9237
(ZT 15-691748)**

(Location: 10311 River Drive; Applicant: Parc Riviera Project Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



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Submissions from the floor:

Deborah Hamel, 10771 Gilmore Crescent and 10660 River Drive, requested clarification on the proposed development in relation to a previous rezoning and raised concern for the poor condition of River Road.

Mr. Craig advised that the proposed rezoning will allow for the subdivision of the lot in order for a portion of the site to be developed; however, the overall intent remains the same as the previous rezoning. Also, he advised that, prior to any construction of the site, a Development Permit would be required. It was noted that the City's 2015 Capital Budget included a Parking Program allocation and that the concern raised may be considered by the City's Engineering Department.

In reply to a query from Council, Mr. Craig commented that the interior noise level decibels (page PH-223) are the Canada Mortgage and Housing Corporation standards and that the levels apply to all development under the flight path. He further commented that Development Permit requirements include (i) acoustical studies from professional engineers demonstrating how the interior noise levels will be achieved, and (ii) the hiring of a mechanical engineer to demonstrate that the units will be comfortable during the summer months with the windows closed.

PH15/6-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9237 be given second and third readings.

The question on Resolution PH15/6-7 was not called as in reply to a query from Council, Mr. Craig stated that the City's Engineering staff would provide Council with an update on the paving in the River Road area. Council directed that staff also provide an update to Ms. Hamel.

Discussion ensued regarding the park dedication and the affordable housing contribution to which Mr. Craig advised that approximately six acres was dedicated for two separate parks during the original rezoning application, and that the proposed affordable housing contribution is earmarked for the Storey's project on Granville Avenue.

The question on Resolution PH15/6-7 was then called and it was **CARRIED**.



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**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9245
(ZT 15-694669)**

(Location: 5600 Parkwood Crescent; Applicant: Ryan Cowell, on behalf of 0737974 B.C. Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/6-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9245 be given second and third readings.

CARRIED

ADJOURNMENT

PH15/6-9

It was moved and seconded

That the meeting adjourn (7:57 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, June 15, 2015.

Acting Mayor (Alexa Loo)

Acting Corporate Officer
(Michelle Jansson)

June 9, 2015

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, June 15, 2015.

To Public Hearing	
Date:	June 15, 2015
Item #	1
Re:	DCP Bylaws 7100+ 9000, Amend. 9121 West Cambie Area Plan

Mr. David Weber,
Director, City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

**Re: West Cambie Alexandra Neighbourhood Business Office Area Review
(Amendment Bylaw 9121)**

Dear Mr. Weber:

Thank you for your letter referring the above noted item to the Richmond School District for comment. We are unable to provide comment for the Public Hearing, given the short time between the receipt of the letter and the date of the Public Hearing. District staff will review the materials that accompanied your letter, and will report back to the Board at our next meeting, which is scheduled for early September. We will then be able to submit our input, following due consideration by the Board.

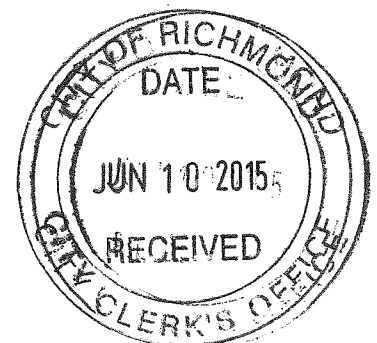
Sincerely,



Dr. Eric Yung, Chairperson
On Behalf of the Board of Education (Richmond)

cc: Trustees
M. Pamer, Superintendent of Schools
Mark De Mello, Secretary Treasurer
✓Terry Crowe, Manager Policy Planning, City of Richmond
All School Principals

Board of Education:
Eric Yung - Chairperson
Debbie Tablotney - Vice Chairperson
Ken Hamaguchi Jonathan Ho Sandra Nixon
Donna Sargent Alice Wong





Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, June 15, 2015.

To Public Hearing	
Date:	June 15, 2015
Item #	1
Re:	OCP Bylaws 7100's 9000, Amend. 9121 West Cambie Area Plan

10 June 2015

Mr. David Weber
Director, City Clerk's Office
CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC V6Y 2C1

Via Email: cityclerk@richmond.ca

Dear Mr. Weber:

RE: West Cambie Alexandra Neighbourhood Business Office Area Review

This letter is in response to the proposed amendment to change the existing Business Office designation to Mixed Use Employment-Residential designation in the West Cambie Alexandra area, outlined in your letter to Anne Murray, Vice President Marketing and Communications – Airport Authority, dated 26 May 2015. We understand the proposal will change existing land use to approximately 30% employment and 70% residential.

The Airport Authority does not support this amendment for the following reasons:

1. The City's Aircraft Noise Sensitivity Development (ANSO) policy prohibits residential use in this area.
2. The area is located under the extended centerline and 2.6km from the threshold of the airport's 24-hour south runway (08R/26L). This area is exposed to high levels of aircraft noise and aircraft operating at low altitudes while on approach or departure from Vancouver International Airport.
3. This area is within the 30-35 Noise Exposure Forecast contour, where Transport Canada does not recommended residential development per their land use planning guidelines.

Thank you for the opportunity to review and provide comments. Please contact me at (604) 276-6366 should you require additional information.

Sincerely yours,

Mark C. Cheng

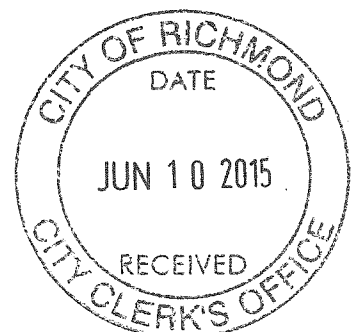
Mark Christopher Cheng, M.Eng. (mech)
Supervisor – Noise Abatement & Air Quality
Vancouver Airport Authority

cc: Terry Crowe, City of Richmond Manager Policy Planning

via email (tcrowe@richmond.ca)

P.O. BOX 23750
AIRPORT POSTAL OUTLET
RICHMOND, BC CANADA V7B 1Y7
www.yvr.ca

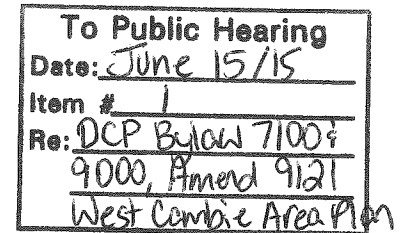
TELEPHONE 604.276.6500
FACSIMILE 604.276.6505



Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 June 2015 12:23 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #834)

Categories: 12-8060-20-9121



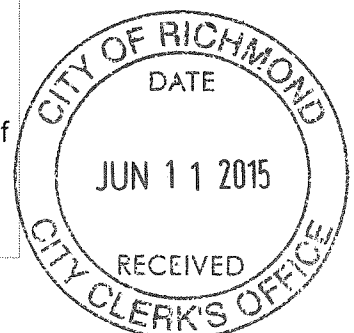
Send a Submission Online (response #834)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/11/2015 12:23:46 AM

Survey Response

Your Name	Alvina Lee
Your Address	202-9299 Tomicki Ave., Richmond
Subject Property Address OR Bylaw Number	Amendment Bylaw 9121, Public Hearing June 15, 2015 - 7 pm
Comments	<p>For attention of Terry Crowe, Planning and Development Division. My name is Alvina Lee and I am submitting comments on the Amendment 9121 re Community Plan Bylaws 7100 and 9000. While I have no objection to the above-stated Amendment, I request that the portion of the subject properties that consists of mature and magnificent trees be retained. Those trees are the home of bird and wildlife habitats giving valuable green space to the local community. The development in the area has brought a large number of residents living in Mayfair, Meridian Gate, Omega, Cambridge Park, Alexander Court, etc. totaling nearly 2,000 residents. While no parks or recreation area have been planned or built, I sincerely hope that the green space of the subject properties will be preserved and the environment of our neighborhood will not be ruined. Thank you for your attention.</p>



Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 June 2015 8:46 AM
To: Mayor and Councillors
Subject: Send a Submission Online (response #836)

To Public Hearing
Date: June 15/15
Item # 1
Re: DCP Bylaws 7100 &
9000, Amend 9121
West Cambie Area Plan

Send a Submission Online (response #836)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2015 8:46:40 AM

Survey Response

Your Name	vj sidhu
Your Address	9211 Odlin Rd
Subject Property Address OR Bylaw Number	West Cambie Area Plan June 15 Agenda
Comments	My principle residence at 9211 Odlin Rd. essentially borders the entire eastern boundary of the subject # 2 development block. The City needs to address the negative impacts of development on neighbouring properties. Compression of soils by new building footprints will cause ground water to weep up on my land and flood the property. The introduction of new Dubbert Rd. has made my driveway a four way intersection and it is extremely dangerous to enter or exit. My property is encumbered by the city for community use and with neighbouring development is rendering it unsafe and no longer habitable.

Mayor and Councillors

From: Webgraphics
Sent: Saturday, 13 June 2015 8:02 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #835)
Categories: 12-8060-20-9121

To Public Hearing Date: <u>June 15 / 15</u> Item # <u>1</u> Re: <u>OCP Bylaws 7100's</u> <u>9000, Amend 9121</u> <u>West Cambie Area Plan</u>
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Send a Submission Online (response #835)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/13/2015 8:02:58 PM

Survey Response

Your Name	Caroline Shi
Your Address	302-9299 Tomicki Ave, Richmond, V6X 0C5
Subject Property Address OR Bylaw Number	Amendment Bylaw 9121, Public hearings June 15, 2015
Comments	To submit on the Amendment 9121 of Community Plan bylaws 7100 and 9000. I would like and suggest to reserve more greens in this neighbourhood as so many residential buildings have been already built in the area. It will be nice if there are more green spaces, like a park or a recreational centre in the area. thank you

MayorandCouncillors

From: Webgraphics
Sent: Monday, 15 June 2015 10:30 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #837)
Categories: 12-8060-20-9121

To Public Hearing	
Date:	<u>June 15/15</u>
Item #	<u>1</u>
Re:	<u>DCP Bylaws 7100 & 9000, Amend. 9121</u>
<u>West Cambie Area Plan</u>	

Send a Submission Online (response #837)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2015 10:30:07 AM

Survey Response

Your Name	jess nyman
Your Address	2800 Odlin Rd
Subject Property Address OR Bylaw Number	Garden City Rd Agenda #1
Comments	This area needs road work, sidewalks and traffic calming measures. This block has thousands of people living here, with a large shopping center and connects blocks to the east. There is also a school on in this block and traffic is now moving on half built roads. We need streets and sidewalks build not affordable housing. Thank you Mayor and Councillors, J. Nyman

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 June 2015 2:15 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #838)

To Public Hearing	
Date:	June 15, 2015
Item #	1
Re:	OCP Bylaw 7100-9000, Amend. 9121 West Cambie Area Plan

Send a Submission Online (response #838)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2015 2:16:01 PM

Survey Response

Your Name	Greg Megrian
Your Address	4591 Garden City road Richmond B.C.
Subject Property Address OR Bylaw Number	Bylaw 9121
Comments	<p>As a business and property owner located directly across Garden city road from the proposed OCP amendment I have concerns about traffic congestion and access to our property. Fabricana Imports built this location at 4591 Garden city road in 2004 although we have maintained our flagship store in Richmond since 1970. Our rezoning application at the time required us to donate the property and build the Leslie road extension that connects to Garden city road. This was done to comply with the OCP plan requiring secondary road access to the lands directly to the East of Garden city and we were told that the Leslie road extension would be required to link up with Alexandra road with a fully controlled traffic light intersection when future development took place. The Smart centres development has been approved with no such intersection being designed into the plan. With this bylaw amendment the lands in question will soon be developed because of the allowance for residential uses. This along with the Smart centre development will cause considerable</p>

traffic congestion to an already very busy thruway making access to our property extremely limited. We are not opposed to the amendment however we do request that any rezoning application require the upgrading of the intersection at Garden city road and Leslie road to a fully controlled traffic light intersection similar to the intersection at Odlin road and Garden city road. We have waited 11 years for this intersection to be upgraded and will suffer harm to our business if it is not done while traffic demands increase due to this application. Thank you Greg Megrian President of DMH Equities and Fabricana.

MayorandCouncillors

Schedule 8 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, June 15, 2015.

From: Webgraphics
Sent: Thursday, 04 June 2015 12:05
To: MayorandCouncillors
Subject: Send a Submission Online (response #833)

To Public Hearing	
Date:	June 15 2015
Item #	4
Re:	CCP BYLAW 9210 & RZ BYLAW 9211 RZ 13-630280

Send a Submission Online (response #833)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/4/2015 12:04:41 PM

Survey Response

Your Name	WILLIAM C. EVANS
Your Address	10440 SIDAWAY ROAD, RICHMOND, B.C.
Subject Property Address OR Bylaw Number	RZ 13-630280
Comments	STEVESTON HWY. IS ALREADY CLOGGED WITH TRAFFIC. UNTIL UP-GRADES TO STEVESTON HWY. , INCLUDING A NEW OVERPASS OVER HWY 99, ARE COMPLETED, THERE SHOULD BE NO FURTHER DEVELOPMENT AROUND NO. 6 ROAD & STEVESTON HWY.

Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.



**City of
Richmond**

To Public Hearing
Date: <u>Jun 15 /15</u>
Item # <u>4</u>
Re: <u>13751 & 13851 Steveston Hwy,</u> <u>10651 No. 6 Rd, Pt. 13760</u> <u>Steveston, Pt 13760 Steveston Rd. All.</u>

**TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE**

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Council
From: Wayne Craig
Director of Development

Date: June 11, 2015
File: RZ 13-630280

Re: Correspondence from Steveston No. 6 LP (Ledcor) – RZ 13-630280

The applicant (Steveston No. 6 LP – Ledcor) has submitted a letter (Attachment 1) co-signed by the developer and Port Metro Vancouver (PMV) representative (Tom Corsie – Vice President, Real Estate) in support of the rezoning application.

Ledcor has further advised City staff that they have had ongoing discussions with PMV staff about their proposed light industrial development and the Port's potential interest in acquiring or leasing portions of or all of the site for Port related uses. Neither Ledcor nor the Port has made any final decisions based on these discussions, as the proposal is subject to the outcome of the rezoning application, although both parties have committed to continue to work together through the redevelopment process to examine market opportunities for trade or Port related industrial users locating on the subject site.

PMV staff have also advised City staff that PMV will not be advising any municipalities if it is bidding, negotiating or offering to purchase real estate.

Please feel free to contact me directly if you have any questions.


Wayne Craig
Director of Development
604-247-4625

WC:ke

pc: Kevin Eng, Planner 2



Ledcor Properties Inc
1200, 1067 West Cordova Street,
Vancouver, British Columbia, Canada
V6C 1C7

May 26, 2015

Mr. Kevin Eng
Policy Planning
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mr. Eng:

Re: Update of Ledcor and Port Metro Vancouver discussions regarding Steveston & No. 6

Further to previous correspondence between ourselves and Port Metro Vancouver (PMV) with regards to the proposed re-zoning for our site at Steveston & No. 6, and as requested by members of the City of Richmond Planning Committee we have had further discussions with PMV in regards to PMV's previous comments and potential interest in our site once it has been rezoned.

PMV is supportive of our proposed rezoning on the basis that it will amend the current Entertainment and Athletics (CEA) use on the site to Light Industrial use, creating approximately 14.4 acres of light industrial land. Also, the proposed rezoning will accommodate the large format trade-related industrial and logistics uses preferred by PMV.

Once the property has been rezoned, we will be in a position to enter the marketplace to attract light industrial parties to the site. We will do this through a competitive structured process using a commercial real estate broker. PMV has expressed interest in participating in this process either as an interested party or by working with us to identify potential port related users.

Yours Truly,

On behalf of Steveston No. 6 LP

A handwritten signature in dark ink, appearing to read "Paul Woodward", with a stylized flourish at the end.

Paul Woodward
Senior Vice President, Development and Construction
Ledcor Properties Inc.
1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7
p 604-699-2851
www.ledcor.com

Acknowledged by,

A handwritten signature in dark ink, appearing to read "Tom Corsie", with a long horizontal flourish extending to the right.

Tom Corsie
Vice President, Real Estate
Port Metro Vancouver
100 The Pointe, 999 Canada Place
Vancouver BC V6C 3T4

FORWARD. TOGETHER.

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.

CityClerk

From: DARSHAN RANGI [darsh@shaw.ca]
Sent: June 15, 2015 13:38
To: CityClerk
Subject: Fwd: Rz 13 - 630280

Categories: 12-8060-20-9210 / 9211

To Public Hearing
Date: June 15, 2015
Item # 4
Re: OCP Bylaw 9000, Amend 9210 & Zoning Bylaw 8500, Amend 9211

David Weber
Director, City Clerk's Office
City of Richmond

Subject: RZ 13- 630280, 13751 and 13851 Steveston Highway, 10651 No. 6 Road

Dear Sir,

I am the owner of a property located at 310-14200 Riverport Way. I have nothing against development in the area but no development should proceed until the developer or the City of Richmond builds the infrastructure to address the heavy traffic problem in the area.

In order to resolve the issue, the City should pave 2 lanes going in each direction on Steveston Highway from No. 6 Road to Highway 99. Most of the time it takes me 30 minutes to reach Ironwood Plaza from No. 6 Road. The road bottlenecks east of Sidaway on Steveston Highway. Sometimes in order to get on to Highway 99 I have to travel north on No. 6 Road then west on Westminster Highway and backtrack going south on Highway 99. Moreover, when I am travelling to Ironwood Plaza I have to travel north on No. 6 Road then west on Blundell until I reach No. 4 Road (as No. 5 Road is also heavily congested) then I backtrack to Steveston Highway.

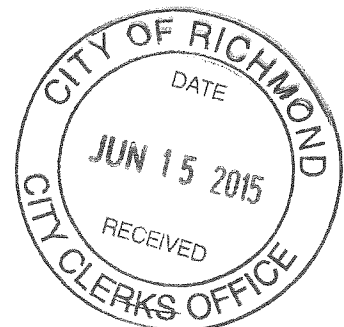
The City needs to be aware of the traffic problem in the area resulting from the Riverport Sports and Entertainment Complex, multiple apartment buildings, and heavy commercial traffic (mainly trucks) going to Triangle Road. I have spoken with many residents in the area and they are fed up with the heavy traffic in the area.

I sincerely hope the Mayor, councilors, and staff will consider a remedy for the traffic issue before approving any further development in the area.

Thank you.

Regards,

Darshan Rangi
Cell: 778-838-7900



DARSHAN S. RANGI
REAL ESTATE CONSULTANT
(SINCE 1978)

To Public Hearing
Date: <u>June 15, 2015</u>
Item # <u>4</u>
Re: <u>OCP Bylaw 9000</u>
<u>Amend 9210 & Zoning</u>
<u>Bylaw 8500, Amend 921</u>

Cell: (778) 838-7900
Fax: (604) 278-7556
E-mail: darsh@shaw.ca

To: Director, city clerk's office

Company: City of Richmond

Fax Number: 604-278-5139

Phone Number: 604-276-4007

Total # of Pages Inc. Cover: 2

Date: JUNE 15, 2015

RE:

R2 13-630280

Notes/Comments: Dear Mr. Weber,

I emailed the attached letter earlier but have not received confirmation yet. I just want to make sure it's presented to the Public Hearing to-night. I will try my best to attend the meeting. Thanks.



The following Message is legally privileged information for the attention of the individual or entity to which it is addressed. Any disclosure, distribution, or reproduction is strictly prohibited under applicable law. If this transmission has been received in error, please notify us immediately and destroy the original transmission.

June 15, 2015

David Weber
Director, City Clerk's Office
City of Richmond

Subject: RZ 13- 630280, 13751 and 13851 Steveston Highway, 10651 No. 6 Road

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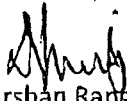
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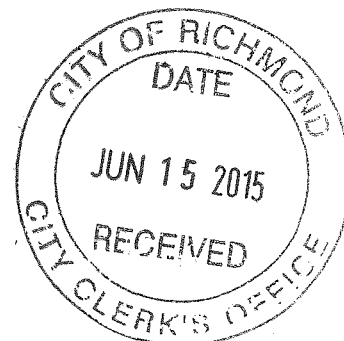
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Thank you.

Regards,


Darshan Rangi
Cell: 778-838-7900



Schedule 11 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, June 15, 2015.

Mayor and Councillors

From: "Gabrielle A. Grün" [grun@cs.sfu.ca]
Sent: Monday, 15 June 2015 6:31 PM
To: Weber, David; Mayor and Councillors
Subject: with mailing address Fwd: Rezoning application (Northwest corner - Steveston Highway and No. 6 Road)

Importance: High

To Public Hearing
Date: June 15 / 15
Item # 4
Re: 13751313851 Steveston Hwy 10651 No. 6 Rd pt 13760 Steveston!

----- Forwarded Message -----

Subject: Rezoning application (Northwest corner - Steveston Highway and No. 6 Road)
Date: Mon, 15 Jun 2015 17:58:59 -0700
From: Gabrielle A. Grün <grun@cs.sfu.ca>
Reply-To: grun@cs.sfu.ca
To: DWeber@richmond.ca, mayorandcouncillors@richmond.ca

Dar Mayor, Councilors and Members of the Public,

Regarding the issue of traffic, development should act as an impetus and an initiative nurturer to spurn on road and highway improvements. Traffic congestion should not deter development. The City seems to hold this underlying principle. Yet, on the other hand, it has not prioritized road improvements or incentivise the funding (secured from multiple sources including the Province) of road and highway enhancements such as an expanded Steveston Highway Overpass and an overhaul of the Steveston Highway Interchange along with development approval. Residential, commercial and retail space has proliferated and burgeoned along the Steveston Highway corridor, both on the sides that are east and west of Highway 99, from the opening of the Ironwood Plaza in 1998, the construction of the theaters, the building of Coppersmith Plaza in 2000, the addition of the GM dealership, the bringing on the market of Waterstone Pier, the redevelopment of Fantasy Gardens etc. while, at the same time, the corresponding I, [improvements to the road network pale in comparison. Although the impact of any one project taken alone may not be large, the net effect on traffic flow of all the developments carried out over the past 20 years or so should be brought to bare. In the quest to achieve a crack delivery of the necessary road improvements, the current developer, Ledcor, should not be overburdened.

with respect to the traffic on No. 6 Road, there appears to be a greater volume of truck transport (and even commuter through traffic) than in the early 2000s. No substantive action has then taken on the matter, and none is expected.

Thanks for your consideration,

Your sincerely,

Gabrielle A. Grün

M.Sc.

10551 No. 6 Road

Richmond

MayorandCouncillors

From: "Gabrielle A. Grün" [grun@cs.sfu.ca]
Sent: Monday, 15 June 2015 6:07 PM
To: MayorandCouncillors; Weber, David
Subject: Fwd: Fwd: the ditch on the west side of No. 6 Road from Steveston Highway to Triangle Road

Gabrielle A. Grün
M.Sc.
10551 No. 6 Road
Richmond

To Public Hearing
Date: <u>June 15/15</u>
Item # <u>4</u>
Re: <u>13751 & 13851 Steveston St.</u>
<u>10651 No. 6 Rd.</u>
<u>Pt. 13760 Steveston</u>

----- Forwarded Message -----

Subject: Fwd: the ditch on the west side of No. 6 Road from Steveston Highway to Triangle Road
Date: Fri, 22 May 2015 20:30:17 -0700
From: Gabrielle A. Grün <grun@cs.sfu.ca>
Reply-To: grun@cs.sfu.ca
To: Eng, Kevin <KEng@richmond.ca>, Lin, Fred <FLin@richmond.ca>, Discusso, Susan <SDiscusso@richmond.ca>, LBie@richmond.ca

P.S. Please excuse two errors: "Lloyd Be" should be "Lloyd Bie" and "2000" should be "2991".

----- Forwarded Message -----

Subject: the ditch on the west side of No. 6 Road from Steveston Highway to Triangle Road
Date: Fri, 22 May 2015 16:50:21 -0700
From: Gabrielle A. Grün <grun@cs.sfu.ca>
Reply-To: grun@cs.sfu.ca
To: Eng, Kevin <KEng@richmond.ca>, Lin, Fred <FLin@richmond.ca>, lbe@richmond.ca, Discusso, Susan <SDiscusso@richmond.ca>

Hi Kevin,

Many thanks for the information which you provided. However, certain aspects of the situation are still obscure and nebulous.

First of all, your email does not state that the ditch along the West side of No. 6 Road between Steveston Highway and Triangle Road cannot be filled in or covered, in other words, covered in any way. The east side of the ditch beside the same stretch of road was in filled in 2000. The City of Richmond adopted the Riparian Management Area (RMA) strategy on March 27, 2006, and the Province enacted the Riparian Area Regulation in (RAR) April 2006.

The RAR and the City's approach to it seem to be somewhat open to interpretation. After the policies surrounding the RMAs were already in effect, Mr. Syed Shah, a City Staff member at the

time, wrote in an email dated April 10, 2008. That it was thought that the in-filling of the referenced portion of the ditch would occur with the development of the Steveston Highway/ No. 6 Road site (the northwest corner) as envisioned by the development application put forward to the City in December 2007. It appears that the RMA designation did not exclude the possibility of filling in the ditch.

Moreover, communications with Mr. Fred Lin in the second half of 2012 reveal that works which included road improvements as well as a boulevard walkway and which did not bar a ditch closure on this section of road were part of the Long Term Capital Plan. Only in late 2014, vis a vis the current rezoning application, did Mr. Lin refer to the portion of ditch as a riparian zone. When he wrote that he shared my suggested solution with other City staff, he did not say that it contravened or violated the RAR.

Additionally, it appears as though the environmental consultant retained by the developer is an independent party who has (or had) an advisory role, and was positioned to make recommendations, but not to decide whether an action may be taken or not. Furthermore, in a reply to my inquiry about ditch closure, Mr. Lloyd Be suggest in 2010 remarked that I could find a professional engineer, and pay for the closure of the ditch fronting my property (which is adjacent to the present development site and along the fore-mentioned stretch of road). If the RAR prohibits ditch closures, Mr. Be as a City staff member would not have made that "recommendation" (personally, I found out about the RMA around 2010).

Secondly, the whole scenario should be weighed. "Riparian" means associated or located on the banks of a river. As it is understood, the ditch is a largely stagnant, shallow body of water with a release overflow drainage "valve" through pumping (from its terminus) to the Fraser River when a threshold level is reached i.e. the unidirectional flow only happens in substantial rainfall events or in flood prevention. The RMA on the West side of No. 6 Road is 1.5 m wide, and the RMA on the East side is 5 m. it would seem that the ditch water is not tested or analyzed for fecal chloroform and other contaminants from septic fields that are not functioning adequately, soil runoff laced with fertilizer, fungicide etc.

en for lawns and gardens and "dumping". "nutrient-rich" water can lead to algae bloom. The presence of these elements in the water potentially affect wildlife.

Reviewing the current state of the ditch on the west side of No. 6 Road from Steveston Highway north to Blundell Road (in actuality, Triangle Road only interacts with the east side of No. 6 Road) reveals a patchwork of fill-ins, "extended platforms", bridges, overgrowth of foliage and open space. It is gathered that the portion of the ditch along the development site has not been dredged or cleaned in years, and shrubs, bushes, as well as small trees have naturally sprung up there for 5-6 years now (it is taken that the vegetation will be removed in conjunction with the rezoning/redevelopment of those lands. The ditch fronting 10271 No. 6 Road, some 5 properties away from the development site is completely closed. In addition, there is a long perpendicular trench (around where Williams Road would be if it were not discontinuous) at what looks like the northern flank of 10011 No. 6 Road. Just north of there, the ditch in front of two adjacent properties (9811 No. 6 Road and 9771 No. 6 Road?) is closed as well. Another example of ditch covering seemingly in the form of an extended platform abuts 9371 No. 6 Road. The southwest corner of the Blundell Road and No. 6 Road was filled in shortly after the tragic motor vehicle accident involving Jennifer Martinez in late 2005 (it is detailed in the Richmond Review news story attached below).

Finally, all possible approaches and means to achieve a ditch closure or at least a covering should be undertaken for safety and health reasons. The sad event mentioned above highlights the danger of ditches, especially in winter driving conditions and concerning vehicles having a wide turning radius. The ditch of road in question is rife with and characterized by commercial traffic with many dump trucks and other transport vehicles along with commuter traffic. The apparent risks were

punctuated clearly by the sight of a police cruiser and another car stopped on the side of this portion of road during one of a series of power outages resulting from the series of wind storms which took place at the end of 2006/early 2007.

As well, the ditch (and trenches) are ideal breeding ground for mosquitoes. An "uncountable" swarm of them appear in cloud formations in the vicinity of the ditch. It is believed that the mosquitoes hatched slightly earlier this year due to the warm weather. They limit the normal enjoyment of the land. As climate change takes hold, power outages and insect-borne diseases may be growing problems.

Many thanks for your consideration. Take care.

Gabrielle

On 4/22/2015 10:52 AM, Eng, Kevin wrote:

Hi Gabrielle,

My comments are in relation to the rezoning application at the corner of Steveston Highway and No. 6 Road and specifically, what is proposed for the existing watercourse that runs along No. 6 Road.

- The No. 6 Road frontage along the site being redeveloped has a Riparian Management Area designation, which is a Provincial designation intended to protect existing open watercourses as habitat for aquatic life.
- Through the proposed rezoning, an environmental consultant was engaged by the developer to propose modifications to the existing watercourse to address a new access, "day-lighting" and general planting enhancement along the watercourse.
- All works to modify, enhance and retain the existing watercourse along the development site's No. 6 Road frontage will be undertaken through works related to the rezoning and redevelopment of the site.

Regards,

Kevin Eng

Policy Planning

City of Richmond

Ph: 604-247-4626

keng@richmond.ca

From: "Gabrielle A. Grün" [<mailto:grun@cs.sfu.ca>]

Sent: Tuesday, 21 April 2015 22:36

To: Discusso, Susan

Cc: Eng, Kevin

Subject: Re: LASP inquiry

Hi Saran,

Many thanks for your reply. What precisely is meant by "it was determined that a ditch infill was not supported on No 6 Road."? What is the rationale and the reasoning behind this? Please note that my inquiry not only covers ditch closures (infill) , but ditch covers and extended bridges as well. Thanks, and have a good day

P.S. Kevin can answer the questions too, as a copy is sent to him.

Gabrielle

On 4/21/2015 11:15 AM, Discusso, Susan wrote:

Hello Gabrielle.

No, a ditch infill is not supported at this location either through a LASP or through the Watercourse Crossing infill procedure (Bylaw 8441). The adjacent property to the south of yours has put in a re-development application and during the rezoning reviews it was determined that a ditch infill was not supported on No 6 Road.

I had spoken to Kevin Eng regarding your previous email enquiry to Eric Sparolin on Feb 20, 2015 and Kevin informed me that he has been in communications with you and has provided you with all the information regarding this proposed re-development.

Regards, Susan

Susan Discusso CTech

City of Richmond ~ Engineering Planning

Phone: 604-276-4149

Fax: 604-276-4197

sdiscusso@richmond.ca

From: "Gabrielle A. Grün" [<mailto:grun@cs.sfu.ca>]

Sent: April-19-15 10:30 PM

To: Discusso, Susan

Subject: LAS[inquiry

Hi Susan,

How are you? Are 10441 No. 6 Toad and its neighboring properties eligible for a ditch covering or closure under the LAPS? Many thanks. Have a good day.

--

Gabrielle

=====

S

Dec 08 2005

Tragic crash claims beloved preschool teacher Jennifer Menendez, 26, died after her car flipped into a water-filled ditch

By Martin van den Hemel Staff Reporter

She had a smile that would light up a room, and was nicknamed the "Nurturer" by her colleagues at Paddington Station Preschool where her students are still trying to understand last week's tragic crash that claimed her life.

Jennifer Menendez, 26, died Friday morning when her Mazda slid off the road and into a water-filled ditch on No. 6 Road, just north of Blundell. She was on her way to work from her home in North Delta, where she's resided for the past year after living in Richmond most of her life and graduating from Hugh McRoberts Secondary's French immersion program.

"She always had a child straddled on her hip," said Adena Ovens, who for the last few years worked alongside **Menendez** at Paddington Station. "She's going to be missed dearly by all of us."

Menendez worked at the preschool for more than five years and was devoted to children and children's issues, and among other things was a Girl Guides leader in Richmond. Children loved spending time with her, and on occasion she would involve them in cooking, Ovens said.

And **Menendez** always had a smile on her face, she said. Ovens knew something was amiss when **Menendez** didn't show up for work Friday morning.

"We just kept going to the window and watching for her," Ovens said. Then came the call from police with the tragic news, which sent her bursting into tears.

"We're still waiting for her to come in."

As devastating as the news was, trying to help the three- to five-year-olds understand the concept of death was also difficult.

Some were simply too young to understand, but others expressed that they missed **Menendez**.

"We all loved her."

According to police, around 8 a.m., **Menendez** was alone in her car and heading south at the 7000 block of No. 6 Road, where the road bends suddenly.

That's when she apparently lost control of her car and it flipped and wound up in the water-filled ditch on the east side of the road. She was pronounced dead at the scene.

Richmond RCMP Cpl. Dave Williams, a collision reconstructionist, said a passerby noticed tire tracks heading off into the ditch and called the police. Colin Thate, **Menendez**'s brother-in-law, said **Menendez** was quite familiar with the route she took to work.

"It's our understanding there was black ice on the road and she didn't stand a chance."

Although he doesn't blame anyone for the accident, Thate hopes the City of Richmond will consider installing a railing near the bend in the road to prevent another car from plunging into the water.

This isn't the first fatal accident along the same stretch of No. 6 Road. In 1998, one man died in a stolen car that was trying to evade police by driving without its headlights on.

There have been other crashes in the vicinity, including one accident in 2000 where Good Samaritans rescued a woman trapped inside her submerged vehicle.

Menendez is survived by her parents and two sisters, Denise and Lisa. A memorial service is scheduled for Sunday, Dec. 11 at 1 p.m. at the Richmond Funeral Home on Cambie Road, near Garden City, in Richmond. In lieu of flowers, **Menendez**'s family has requested that donations be made to the Jeremy Memorial Foundation, a cause that was near and dear to **Menendez**'s heart. Jeremy was **Menendez**'s nephew and his foundation supports battered women and victims of violence.

A scholarship fund is also being established in **Menendez**'s memory.