



**Regular Council meeting for Public Hearings
Monday, June 17, 2019**

Place: Council Chambers
Richmond City Hall

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

Claudia Jesson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9983
(RZ 17-794287)**

(Location: 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road; Applicant: 1132865 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Abraham & Janice Chan, 4033 Burton Avenue, Schedule 1

Submissions from the floor:

AJ Bains, 7460 No. 1 Road, expressed concerns regarding his property, noting that (i) due to the proposed development his lot is now an orphan lot, (ii) the applicant did not approach him with an offer to acquire his lot, and (iii) it will be difficult to redevelop his lot in the future due to the small size of the lot. He queried whether there will be a covenant on title with regard to shared access to his property and whether the proposed amenities could be shared with a future development on his lot.



**Regular Council meeting for Public Hearings
Monday, June 17, 2019**

In response to queries, Suzanne Smith, Acting Director, Development, advised that (i) the applicant did speak with the properties to the north, (ii) it is her understanding that the applicant met with the owner of the orphan lot and it was determined that the applicant could not match the asking offer, (iii) as part of the rezoning considerations there will be a covenant on title to provide access from the proposed development to properties to the north, (v) and access to the proposed amenities for future developments would be at the discretion of the developer.

Barry Konkin, Manager, Policy Planning, advised that (i) should residents have questions with regard to rezoning applications, front of house staff at City Hall are readily available to provide more information, (ii) it is the responsibility of the homeowner to have all the information with regard to their properties, and (iii) signage is placed outside the subject property with regard to the proposed changes.

Brian Tsang, Executive Director, Enrich Developments, spoke of his meetings with the owner of 7460 No. 1 Road, and noted that (i) two meetings were held to develop a positive relationship with the neighbours, (ii) discussions with the property owner took place with regard to potentially acquiring the property; however as it was a new build the developers could not offer the owner the appropriate amount for the lot, and (iii) should the owner decide to redevelop his property in the future, there will be a covenant on title that states the entrance can be shared.

In reply to a query from Council, Mr. Konkin noted that the inclusion of future developments to the current proposed development would be at the discretion of the strata corporation.

PH19/6-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9983 be given second and third readings.

The question on the motion was not called as discussion took place on referring this back to staff to allow the applicant and owner of 7460 No. 1 Road more time to come to an agreement.



Regular Council meeting for Public Hearings
Monday, June 17, 2019

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

PH19/6-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9983 be referred back to staff to allow the applicant and owner of 7460 No. 1 Road to determine if an agreement can be reached.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Loo
McNulty
McPhail
Steves

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

2. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10019, OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10034 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9931 (RZ 18-821103)**

(Location: 9520 Beckwith; Applicant: IBI Group Architects (Canada) Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/6-3

It was moved and seconded

That Official Community Plan Bylaw 7100, Amendment Bylaw 10019 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Monday, June 17, 2019**

PH19/6-4 It was moved and seconded
That Official Community Plan Bylaw 7100, Amendment Bylaw 10034 be given second and third readings.

CARRIED

PH19/6-5 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9931 be given second and third readings.

CARRIED

PH19/6-6 It was moved and seconded
That Official Community Plan Bylaw 7100, Amendment Bylaw 10034 be adopted.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10022
(ZT 18-815709)**

(Location: 5800 Cedarbridge Way; Applicant: Paul Doroshenko)

Applicant's Comments:

The applicant, Paul Doroshenko, provided background information and noted that (i) the distillery would be a positive addition to the area, (ii) the surrounding neighbours are in support of the proposed application, (iii) there will be no odour as ethanol is odourless, and (iv) security measures such as cameras and alarm system will be in place.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/6-7 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10022 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Monday, June 17, 2019**

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10028
(RZ 19-850544)**

(Location: 5428 Chemainus Drive; Applicant: Gursher S. Randhawa)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/6-8

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10028 be given
second and third readings.*

CARRIED

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10030
(RZ 18-819258)**

(Location: 11540 Railway Avenue; Applicant: Evernu Developments)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/6-9

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10030 be given
second and third readings.*

CARRIED



Regular Council meeting for Public Hearings
Monday, June 17, 2019

ADJOURNMENT

PH19/6-10

It was moved and seconded
That the meeting adjourn (7:34 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 17, 2019.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

ON TABLE ITEM

Date: June 17, 2019

Meeting: Public Hearing

Item: #1

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 17, 2019.

CityClerk

From: Brownlee,David
Sent: Monday, 17 June 2019 16:02
To: 'Abraham and Janice Chan'; CityClerk
Cc: Smith,Suzanne; Lee,Edwin; CityClerk
Subject: RE: Written Comments for Richmond Zoning Bylaw 8500, Amendment Bylaw 9983 (RZ 17-794287)

Responses to your questions are inserted below in blue text.

Except where otherwise noted, the responses are from the Architects and the project sub-consultants (Arborist, Landscape Architect).

These responses will also be provided to Council at the Public Hearing tonight.

For more details on the project you may wish to review the staff report and conceptual plan set that are available on the City's web site at the following link:

https://www.richmond.ca/agendafiles/Public_Hearing_6-17-2019.pdf

Regards

David Brownlee

Planner 2

604-276-4200

Jun 17 2019

From: Abraham and Janice Chan [mailto:abrahamandjanice@gmail.com]
Sent: Saturday, 15 June 2019 23:16
To: CityClerk
Cc: Brownlee,David
Subject: Written Comments for Richmond Zoning Bylaw 8500, Amendment Bylaw 9983 (RZ 17-794287)

Dear City Clerk,

Please ensure the following questions are incorporated to the Public Hearing meeting agenda for the proposed rezoning for applicant 1132865 BC LTD regarding the Richmond zoning Bylaw 8500, Amendment Bylaw 9983 (RZ 17-794287) affecting the neighbourhood of 7464, 7480, 7500, 7520, 7540, 7560\7580 and 7600 No. 1 Rd on Mon. Jun. 17th at 7pm.

1. What will happen to the mature trees (specifically the ones shared between the Burton Ave and Amundsen Pl properties) that line that perimeter of the proposed rezoning?
There are no onsite trees proposed for retention. The only trees being retained are the neighbouring and shared trees. As long as the trees are protected as recommended during construction the trees should not be critically impacted.
(Additional staff comment: Note that the applicant has agreed to relocate one tree in good condition to another location on site – DB).
2. What type of vegetation will be planting in the landscaping of the proposed rezoning? Will there be native pollinator attracting plants for the resident birds, bees, hummingbirds? Currently, many individual neighbours have gone great lengths to attract pollinators. As a community, the Burton Ave

neighbours recently hosted a block party to start up a Butterflyway garden of more than a dozen native pollinator attracting perennials. We understand that during the construction phase, many of these pollinators will disappear. How will the developer encourage these pollinators to come back?

We typically design for bird habitat and pollinators in our plant list.

For bird habitat, this is achieved by designing in layers of a stepping pattern. Tall layer consisting of a mix of evergreen and deciduous trees for refuge and nesting. Species include maples, magnolias, katura trees, columnar oak, flowering styrax and evergreens including Serbian spruce and Pyramidal Pines. Medium layer consisting of tall shrubs. Lower layer consisting of smaller shrubs, ground cover and ornamental grasses. Shelter shrubs include Buxus, Laurel and Viburnum. Plant food sources for birds include various species of ornamental grasses (Miscanthus, Pennisetum, and Stipa); shrubs with berries and hips such as berberis, viburnum, skimmia, and rosa .

For pollinators, the plants include abelia, berberis, choisya, hydrangea, Pieris, skimmia, and viburnum.

3. There are many raccoons, skunks and rodents in our area. What measures will be taken to ensure garbage, compost and recycling do not attract these wildlife (ie. raccoons, rodents) in our community? There is a central garbage/recycle area at the site entry - separate garbage & recycle rooms that are gated and enclosed. Also, each unit has garage space that can accommodate their own totes/carts storage between pickups, should that be a useful option.

4. What type of fencing (material, height, hedging) will be put up to ensure the safety of pets and young children of the proposed rezoning and neighbouring properties during construction and afterwards? Post construction, the finished fencing used to define yards include 42" tall horizontal rail fencing in the rear yards and a combination of a 42" tall horizontal rail fencing with shrub planting in the front yards.

5. During construction, how will neighbouring residents be compensated for the daily construction noise, poor air quality and construction debris clean up from their properties?

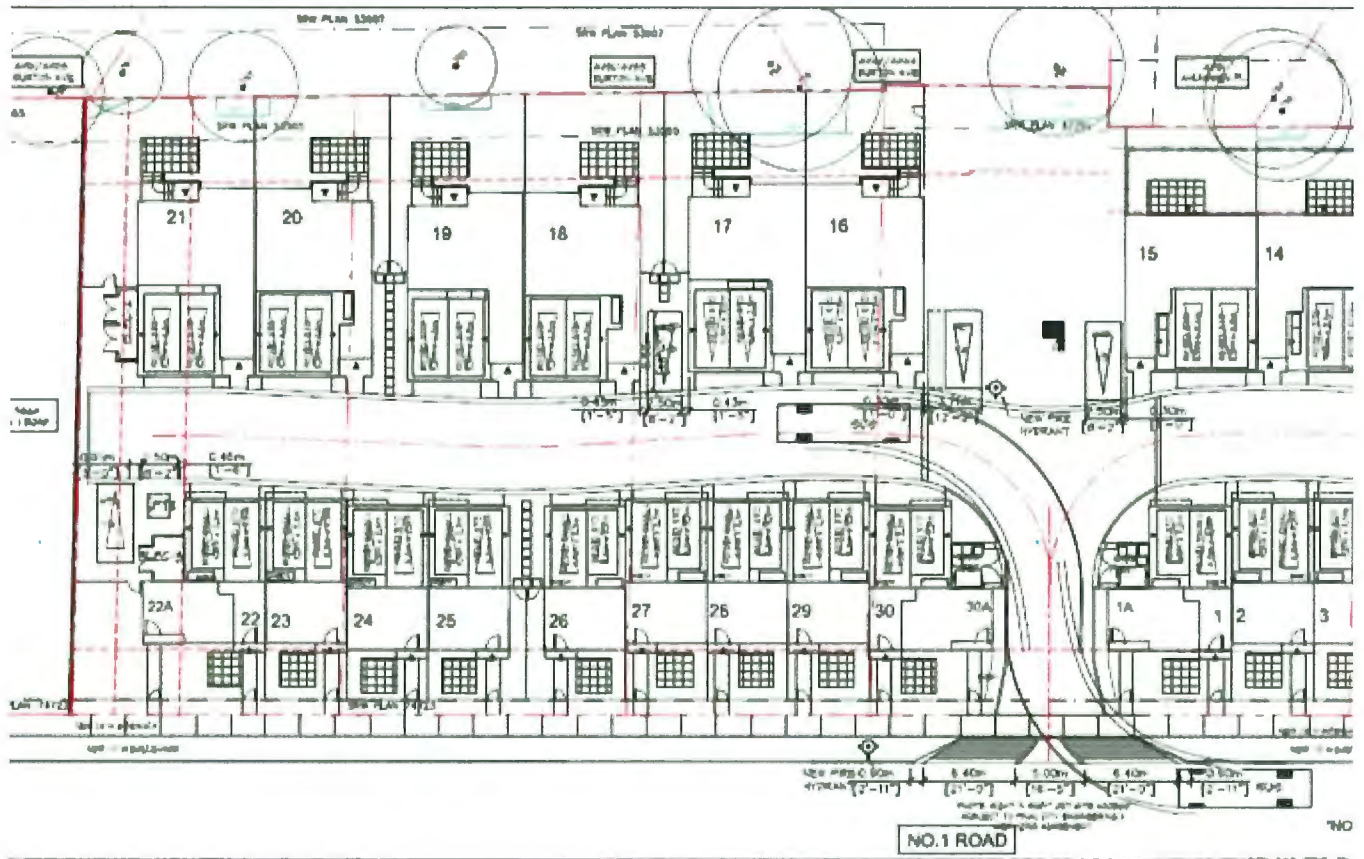
(1) There site rules for construction activities and noise levels.

(2) All work will abide by current city bylaws.

(Additional staff comment: Note that the City does encourage developers to be good neighbours during construction activities. Where necessary, Engineering Inspections staff work with the developer to address construction concerns off-site – DB).

6. What will the layout of the 30 townhouse units and 3 lock-off suites look like on the proposed rezoning? Where will the entrance off No. 1 be located?

Lockoff suites are Units 1A, 22A, 30A; site entry at mid-site.



7. What has the developer proposed for visitor guest parking to ensure the nearby residential streets are not impeded by additional parking traffic? Today, these streets are already filled with many cars and therefore traffic coming from No. 1 Rd is often a shared single lane.

- (1) our project meets the bylaw requirements including 6 visitor spaces,
- (2) pedestrian crossing of No.1 Road is at Blundell Road and Moresby Drive,
- (3) all 30 units have side-by-side 2-car garages (i.e. no tandems),
- (4) no access to east cul-de-sacs.

8. What is the proposed height and proximity of the homes to the property line?

Height: 2-storey duplexes (7.06m ht), 3 storey units (9.9 m).

Setbacks: east (6.0 m min rear yard); west at 3-storey units (4.5 m min front yard); north & south (3.75m interior side yards).

Worth noting that OCP permits 4.5m rear/6.0m front setbacks, but this project has the buildings located forward 1.5m towards No.1 Road, allowing a deeper rear yard buffer.

(Additional staff comment: Note that the three storey structures will be adjacent to No. 1 Road. Only two storey structures will be constructed at the rear of the site (i.e. adjacent to the lots fronting Burton Ave. or Amundsen Place) – DB)

9. What is the proposed timeline for demolition, setting the land and construction?

We expect to apply for Building Permit no later than Dec 2019, with approval in Feb 2020.

Demolition and preloading can occur before this.

Please confirm receipt of email.

Sincerely,
Abraham and Janice Chan
Owners of 4033 Burton Ave