



**Regular Council meeting for Public Hearings
Monday, June 19, 2023**

- Place: Council Chambers
Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Bill McNulty
Councillor Michael Wolfe
- Evangel Biason, Acting Corporate Officer
- Absent: Councillor Alexa Loo
- Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10433
(RZ 17-791280)**

(Location: 8180 Heather Street; Applicant: 1265028 B.C. Ltd. (Xinyu Zhao))

Applicant's Comments:

The architect and geotechnical engineer for the applicant, 1265028 B.C. Ltd. (Xinyu Zhao), noted the following regarding the two proposed compact lots:

- the subject property will be infilled to match the east neighbouring existing grade, and the existing concrete retaining wall on the east side, believed to be a grade separation of the existing garden and the neighbour's side yard, will not be impacted by the excavation and infill compact; and
- initial construction plans included the removal of the existing east side yard retaining wall to be replaced with a new timber retaining wall, however the neighbour has requested the retention of the existing concrete retaining wall, which will now remain as development can still continue with it in place.

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Written Submissions:

None.

Submissions from the floor:

Gordon Hallinan, 9271 Dixon Avenue, expressed opposition for the development, noting concerns with the setback of the new construction, total loss of privacy, and the structural integrity of the existing retaining wall.

PH23/6-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433 be given second and third readings.

The question on the motion was not called as further discussion ensued and the applicant's representative noted (i) he had again met with Mr. Hallinan to address concerns raised and was advised the main concern was for the side of his house to continue to have the existing setbacks and privacy fencing between the residential buildings; (ii) the zoning for the subject property permits construction of a 4ft. setback to the existing fence, and (iii) the geotechnical engineers will ensure construction will be 4ft. away from the retaining wall, 8ft. from neighbouring house.

In response to queries from Council, staff noted:

- as per the recommendations of the applicant's geotechnical review, the retaining wall would remain in place with the fence as constructed above and the grade of the property being matched with the property to the east;
- with respect to ensuring the integrity of the neighbouring property, as part of the Building Permit application the applicant will be required to submit a thorough geotechnical study. Also, as noted in the geotechnical report submitted by the applicant, monitoring the undertaking during construction is recommended, which would include installing monitoring equipment on the retaining wall itself. The applicant has also made an offer to place such equipment on the neighbouring property as well, subject to getting the neighbouring properties authorization;
- the existing hedges on-site are is not recommended for retention. Also, the area occupied by the existing hedges would be used to access the secondary suite on the property;

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- a damage deposit is not required for the adjacent property as part of the applicant's undertaking for construction on the subject property; and
- for the purposes of the subject property, Dixon Road is considered the front yard, the east property line is a side yard, as such, any new construction on the property could be placed 1.2m from the property line, consistent with the rezoning application.

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

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10447 (RZ 22-027435)**

(Location: 9671 No. 1 Road; Applicant: Bradley Dore)

Applicant's Comments:

Bradley Dore, Norm Hol, and Ben Taddei, provided a brief presentation (attached to and forming part of these minutes as Schedule 1) and noted:

- the proposed subdivision will result in two 33' x 110' sites with each new site having a 2176 sq. ft. single family dwelling and, secondary suites are proposed in both of the new houses, exceeding the minimum requirements;
- access to the site has been challenging as a result of the tree line which was addressed by the project arborist, resulting in the recommendation of the removal of 11 trees, replacement of three trees on-site and a cash contribution to the City's Tree Compensation Fund in lieu of the remaining required tree replacement; and
- further challenges include addressing the substantial grade change that occurs between No. 1 Road and the existing grade for the site and what is needed to provide for the flood plain control level for the main floor elevations.

In response to queries from Council, the applicant confirmed the majority of the impact to the trees for removal are related to servicing and that the landscape architect had advised additional replacement trees would not be viable in the space available.

Written Submissions:

None.

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Submissions from the floor:

None.

PH23/6-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10447 be given second and third readings.

CARRIED

3. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10452 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10453 (RZ 22-027435)**

(Location: 4651, 4671, 4691 Smith Crescent, 23301, 23321, 23361, and 23381 Gilley Road;
Applicant: Maskeen (Hamilton) Properties Corp.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH23/6-3

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 10452 be given second and third readings.

The question on the motion was not called as a brief discussion ensued regarding tree removal/replacement ratio, the loss of ditch habitat and opportunities for additional amenities.

In response to queries from Council, staff advised the following:

- the proposed OCP amendment will not impact the trees, and
- the proposed OCP re-designation will allow for a higher building height at the edge of the northern most property to match the height of the remainder of the development, permitting the increase to apartment over parking in place of four-storey stacked townhouses.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

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PH23/6-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10453 be given second and third readings.

CARRIED

Opposed: Cllr. Wolfe

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10454
(RZ 21-941625)**

(Location: 10611 and 10751 River Drive; Applicant: Fougere Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Sandra Lindahl and John Carlson (Schedule 2)

Submissions from the floor:

Sandra Lindahl, 10766 River Drive, noted the concerns expressed in her written submission with regards to increased vehicle traffic, construction activity (including disposal of nails which has resulted in six flat tires), proposed building height, proposed density, and ensuring the availability of affordable housing.

In response to queries from Council, staff advised the following:

- the development complies with the City's affordable housing strategy;
- the developer is proposing to construct 18 Low-End Market Rental (LEMR) units and, although an in-stream application not subject to the City's market rental policy, is also voluntarily proposing to provide 13 market rental units; and
- the LEMR and market rental units will be secured by legal agreement registered on Title.

PH23/6-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 be given second and third readings.

The question on the motion was not called as discussion ensued with respect to construction damage on roads. In response to queries from Council, staff noted:

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- with respect to damage to City infrastructure, a damage deposit is required as a condition of the Building Permit;
- regarding construction parking and management, prior to Building Permit, the developer is required to provide a construction parking and management plan that must be reviewed by the City;
- with respect to the items noted by the delegation regarding debris, waste, etc., the City relies on the good neighbourly approach with development clients; and
- signage with City and developer contact information will be posted on site for residents experiencing difficulty with construction related activity.

The question on the motion was then called and it was **CARRIED** with Cllr. Wolfe opposed.

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10457
(RZ 20-919143)**

(Location: 7371 No. 4 Road; Applicant: Fougere Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH23/6-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10457 be given second and third readings.

CARRIED

Opposed: Cllrs. Gillanders
Wolfe

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6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10465**
(Location: 8635, 8655, 8675 and 8695 Cook Crescent, and the surplus portion of the Spires Road and Cook Crescent road allowance; Applicant: TopStream Management Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH23/6-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10465 be given second and third readings.

CARRIED

Opposed: Cllrs. Day
Gillanders
Wolfe

ADJOURNMENT

PH23/6-8

It was moved and seconded

That the meeting adjourn (8:00 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 19, 2023.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Evangel Biason)