



**Regular Council meeting for Public Hearings
Monday, July 16, 2018**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day (entered at 7:01 p.m.)
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Claudia Jesson, Acting Corporate Officer

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

Cllr. Day entered the meeting (7:01 p.m.)

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9825
(RZ 15-692485)**

(Location: 7960 Alderbridge Way and 5333 and 5411 No. 3 Road; Applicant: 0989705 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Asha Sihota, Richmond resident (Schedule 1)
- (b) Polo Zhang, 5151 Blundell Road (Schedule 2)
- (c) Micah Groberman, Richmond resident (Schedule 3)
- (d) Jeremy Tsang, Richmond resident (Schedule 4)
- (e) Betty Leong, 10300 Finlayson Drive (Schedule 5)
- (f) Diane Tsang, Richmond resident (Schedule 6)



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Submissions from the floor:

Peter Mitchell, 6271 Nanika Crescent, expressed concern with the lack of parkland and amenities in the neighbourhood. He commented on the growth and density in the area and cited concern with the uncertainty of when amenities would be available to residents. Also, Mr. Mitchell remarked that the area is in need of an elementary school, so that residents may walk to the school without crossing an arterial road; he then noted that this would support the City's efforts in encouraging less reliance on vehicles.

In reply to a query from Council, Wayne Craig, Director, Development, advised that the proposed development will provide shared outdoor amenities space for residents on site. He then remarked that there are major parks planned within Lansdowne Village and Aberdeen Village, noting that the parkland on the Lansdowne site is across the street from the subject site. Mr. Craig noted that the City has been actively procuring land to fulfill the Middle Arm Waterfront Park Vision Plan and advised that pre-planning of the waterfront will begin in 2022 with construction to follow soon after.

PH18/7-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9825 be given second and third readings.

CARRIED

2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9859 (RZ 17-773703)

(Location: 6340 No. 3 Road; Applicant: GBL Architects Ltd. on behalf of Keltic (Brighthouse) Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH18/7-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9859 be given second and third readings.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9867
(RZ 17-765420)**

(Location: 7811 Alderbridge Way and surplus City lane lands west of the property;
Applicant: Onni 7811 Alderbridge Holding Corp. Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Richmond resident (Schedule 7)

Submissions from the floor:

None.

PH18/7-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9867 be given second and third readings.

CARRIED

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9873
(RZ 15-707952)**

(Location: 7460 and 7480 Railway Avenue; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH18/7-4

It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9873 be given
second and third readings.*

CARRIED

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9878
(RZ 17-779229)**

(Location: 8071 / 8091 Park Road; Applicant: W.T. Leung Architects, Inc. on behalf of Park Village Investments Ltd. & Grand Long Holdings Canada Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/7-5

It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9878 be given
second and third readings.*

CARRIED

6. TEMPORARY COMMERCIAL USE PERMIT (TU 18-803320)

(Location: 4211 No. 3 Road; Applicant: YKLM Artspace Co. Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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- PH18/7-6 It was moved and seconded
That a Temporary Commercial Use Permit be issued to YKLM Artspace Co. Ltd. for property at 4211 No. 3 Road to allow 'Auction, Minor' as a permitted use for a period of three years.
- CARRIED**
7. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9770, RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9771, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9845**
(Location: City-wide; Applicant: City of Richmond)
- Applicant's Comments:*
Staff was available to respond to queries.
- Written Submissions:*
None.
- Submissions from the floor:*
None.
- PH18/7-7 It was moved and seconded
That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9770 be given second and third readings.
- CARRIED**
- PH18/7-8 It was moved and seconded
That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9771 be given second and third readings.
- CARRIED**
- PH18/7-9 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9845 be given second and third readings.
- CARRIED**



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PH18/7-10 It was moved and seconded
That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9770 be adopted.

CARRIED

PH18/7-11 It was moved and seconded
That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9771 be adopted.

CARRIED

PH18/7-12 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9845 be adopted.

CARRIED

PH18/7-13 It was moved and seconded
That Building Regulation Bylaw 7230, Amendment Bylaw 9769 be adopted.

CARRIED

ADJOURNMENT

PH18/7-14 It was moved and seconded
That the meeting adjourn (7:16 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, July 16, 2018.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

ON TABLE ITEM

Date: July 16, 2018
Meeting: Public Hearing
Item: #1 Bylaw 9825

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 16, 2018.

CityClerk

From: Asha Sihota <asha.sihota@gmail.com>
Sent: Monday, 16 July 2018 11:05
To: CityClerk
Subject: Support for Rezoning Application - 7960 Alderbridge Way and 5333 and 5411 No. 3 Road

To Whom It May Concern,

I am emailing to express my support for a new project going to Public Hearing at No.3 Road and Alderbridge. I live in Richmond and am excited to see how this project will change the look of that area.

I like the fact that the project includes rental units and in an area that is changing so rapidly I think that this project will be very unique. It will bring more retail opportunity to the area as well. The fact that it is close to transit is also helpful to lessen the traffic on No. 3 Road.

I hope Council approves this project and I look forward to seeing it completed.

Regards,

--
Asha Sihota

c: 778 858 1134



ON TABLE ITEM

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 16, 2018.

Date: July 16, 2018
Meeting: Public Hearing
Item: #1 Bylaw 9825

CityClerk

From: Kunqian Zhang <polo.kq.zhang@gmail.com>
Sent: Monday, 16 July 2018 11:09
To: CityClerk
Subject: Support for Rezoning Application - 7960 Alderbridge Way and 5333 and 5411 No. 3 Road

City Clerk's Office

City of Richmond
6911 No 3 Rd
Richmond, BC
V6Y 2C1

Dear Sir or Madam,

I am aware that a project development proposal for No.3 Rd and Alderbridge Way is going to Public Hearing and as a residence in Richmond, I hope to express my support.

Some positives of this particular project as following made us very happy:

1. Rental units. I know this projects has over a hundred rental units with different sizes and types. It definitely will help those people who dream to live in Richmond but has not ready to buy one to have a home here.
2. I've seen the architect design pictures on dailyhive about this project. I have to say that the courtyard with gardens in the centre is really attractive and unique to Richmond. I believe this design close to the Lansdowne will be the next landmark
3. The mixture of the residences, retail and also the plaza helps this area become more popular. And the route from the building connect to the Lansdowne mall will break today's uninhabited Lansdowne.

Since the location is good for transit, this project along Richmond's major access routes is one of the rare good projects we can see.

I would like to applaud the City for supporting this type of project. I hope Council approves this project and I look forward to seeing it completed.

Best regards!

Polo ZHANG

5151 Blundell Rd, Richmond

+1-778-882-3403
structuralbamboo.wordpress.com



ON TABLE ITEM

Date: July 16, 2018

Meeting: Public Hearing

Item: #1 Bylaw 9825

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 16, 2018.

CityClerk

From: Micah Groberman <micahg29@gmail.com>
Sent: Monday, 16 July 2018 12:26
To: CityClerk
Subject: Support for Rezoning Application - 7960 Alderbridge Way and 5333 and 5411 No. 3 Road

To Whom it may concern,

I am contacting to show my support for the development project at 7960 Alderbridge Way as I think it is important to increase the rental availability in Richmond. This location would be ideal for that use with public transportation being so close. We would welcome the addition of more rental units as well as additional walkable retail in the area.

Sincerely,

Micah Groberman
Richmond, BC



ON TABLE ITEM

Date: July 16, 2018
Meeting: Public Hearing
Item: #1 Bylaw 9825

Schedule 4 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 16, 2018.

CityClerk

From: Jeremy Tsang <jeremyntsang@gmail.com>
Sent: Monday, 16 July 2018 13:38
To: CityClerk
Subject: Support for Rezoning Application -7960 Alderbridge Way and 5333 and 5411 No. 3 Road

To Whom it May Concern,

I would like to voice my support for the No. 3 Road and Alderbridge project going to Public Hearing.

I believe Richmond is ready for larger developments that will help bring more activity in Richmond core area.

Aside from residential and rental units, I would like to applaud the inclusion of an office tower.

Richmond's office concentration is very far East and industrial and it's hard to come across office towers along No. 3 Road. As a growing city, having more office towers within the city's core will not only welcome work opportunities in Richmond, but also help that part of Richmond feel more like downtown.

I hope Council will approve this project and help support Richmond's future growth towards becoming a more urbanized city.

Regards,

Jeremy Tsang



ON TABLE ITEM

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 16, 2018.

CityClerk

Date: July 16, 2018
Meeting: Public Hearing
Item: #1 Bylaw 9825

From: michael leong <miki54@telus.net>
Sent: Monday, 16 July 2018 13:23
To: CityClerk
Subject: Support for Rezoning Application -7960 Alderbridge Way and 5333 and 5411 No. 3 Road

To Whom It May Concern,

I am writing in support for the No. 3 Road and Alderbridge project that is going to Public Hearing.

Richmond is really lacking large mixed-use developments that have retail, marketing housing, rentals and offices. Conveniently located right across from the Lansdowne Canada Line station, this makes the project extremely accessible by transit.

As a resident of Richmond, I look forward to seeing more activity in that part of Richmond, especially when that piece of land has been vacant for so long.

I hope the Council will approve this project and I am eager to see how this project will change the landscape along No. 3 Road.

Regards,

Betty Leong
10300 Finlayson Dr
Richmond BC
V6X 1W6
Ph# 604 278 2779



ON TABLE ITEM

Date: July 16, 2018
Meeting: Public Hearing
Item: #1 Bylaw 9825

Schedule 6 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 16, 2018.

CityClerk

From: Diane Tsang <dtsang56@gmail.com>
Sent: Monday, 16 July 2018 16:01
To: CityClerk
Subject: Support for Rezoning Application 7960 Alerbridge way and 5333 & 5411 No. 3 Rd

To Whom It May Concern,

I would like to express my support for the No. 3 Road and Aldebridge project that is going to Public hearing.

As a resident in Richmond, I am excited to see that area of Richmond develop. The future retail opportunities will really liven up that portion of Richmond.

Furthermore, its proximity to the Lansdowne Canada Line station is convenient and will encourage future residents to transit. This may help potentially lessen traffic along No. 3 Road.

I hope the Council approves this project and I'm excited to see this completed.

Regards,

Diane Tsang



Schedule 7 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 16, 2018.

To Public Hearing
Date: <u>July 16, 2018</u>
Item # <u>3</u>
Re: <u>Bylaw 9867</u>

CityClerk

From: CityClerk
Sent: Monday, 9 July 2018 08:42
To: 'danny5460603@gmail.com'
Subject: FW: legal document and submitted to email:
Attachments: Hi City clerk.pdf; RZ 17-765420 JULY 16 2018 7PM NOTICE OF PUBLIC HEARING.PDF

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the July 16th Public Hearing Agenda materials. In addition, your email has been forwarded to staff in the Planning and Development Division.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

From: danny5460603@gmail.com [<mailto:danny5460603@gmail.com>]
Sent: Saturday, 7 July 2018 13:02
To: CityClerk
Subject: legal document and submitted to email:

Hi City clerk

This 2 email attachments are a legal documents and submitted to email: cityclerk@richmond.ca

Internet link do not work
<https://www.richmond.ca/cityhall/council/hearings/about.htm>
<https://cms.richmond.ca/Page1793.aspx?PageMode=Hybrid>

Important Note: The online submission form is currently unavailable.
Please submit comments for Public Hearings directly to the [City Clerk](#).

--
danny5460603@gmail.com



Hi Director City Clerk of Richmond. and to Sara Badyal Fax: 604-278-5139

This email is a legal document and submitted to email: cityclerk@richmond.ca

RZ 17-765420 JULY 16 2018 7PM NOTICE OF PUBLIC HEARING

Strong Objection for any change to the current zoning of "Industrial Retail (IR1)"

For the following reasons:

ONNI as a company and their representative have lied and declared that the proposed area and specifically 7811 Alderbridge Way will be an Open Public Park In particularly Lindy Su <lsu@onni.com> have lied when she and other ONNI representative advised this in several occasions in the presentation center RIVA 2 on site. At any moment, it was never stated that a commercial or business center is planned to be erected at the area.

No public park area is present anywhere in the region.

Any damages have to be properly compensated for these false promises. To all the units facing the current industrial area that supposed to be a city park in RIVA 3.

Richmond is sinking into the sub-continent in a rate of few millimeters to centimeters each year. This is due to the overwhelming infrastructures and high risers erected by the City of Richmond.

Sea Dike will eventually fail in the next 10 to 20 years and City of Richmond will be submerged in meters of water. Street level in Richmond is already bellow the sea level. Any earthquake and or tsunami will cause this or natural raise in sea level.

Resident of RIVA 3 facing the current industrial area:

For any communication, please contact me by phone as preferred method of transfer of information 250-882-3249 danny5460603@gmail.com

Internet link and does not work properly

<https://www.richmond.ca/cityhall/council/hearings/about.htm>

<https://cms.richmond.ca/Page1793.aspx?PageMode=Hybrid>

Important Note: The online submission form is currently unavailable.

Please submit comments for Public Hearings directly to the City Clerk.



Monday, July 16, 2018 -- 7 pm

Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1

Richmond Zoning Bylaw 8500, Amendment Bylaw 9867 (RZ 17-765420)

Location/s: 7811 Alderbridge Way and surplus City lane lands west of the property
Applicant/s: Omni 7811 Alderbridge Holding Corp. Inc.
Purpose: To rezone the subject location from the "Industrial Retail (IR1)" zone to the "Residential/Limited Commercial (RCL2)" zone to permit development of one 5-storey and one 6-storey building with approximately 365 apartment units and 280 m² (3,014 ft²) of commercial space.
City Contact: Sara Badyal, 604-276-4282, Planning and Development Division

How to obtain further information:

- **By Phone:** If you have questions or concerns, please call the CITY CONTACT shown above.
- **On the City Website:** Public Hearing Agendas, including staff reports and the proposed bylaws, are available on the City Website at <http://www.richmond.ca/cityhall/council/agendas/hearings/2018.htm>
- **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material, are also available for inspection at the Planning and Development Division at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing July 6, 2018 and ending July 16, 2018, or upon the conclusion of the hearing.
- **By FAX or Mail:** Staff reports and the proposed bylaws may also be obtained by FAX or by standard mail, by calling 604-276-4007 between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing July 6, 2018 and ending July 16, 2018.

Participating in the Public Hearing process:

- The Public Hearing is open to all members of the public. If you believe that you are affected by the proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may send your written comments to the City Clerk's Office by 4 pm on the date of the Public Hearing as follows:
 - **By E-mail:** using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm>
 - **By Standard Mail:** 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office
 - **By Fax:** 604-278-5139, Attention: Director, City Clerk's Office
- **Public Hearing Rules:** For information on public hearing rules and procedures, please consult the City website at <http://www.richmond.ca/cityhall/council/hearings/about.htm> or call the City Clerk's Office at 604-276-4007.
- All submissions will form part of the record of the hearing. **Once the Public Hearing has concluded, no further information or submissions can be considered by Council.** It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

David Weber
Director, City Clerk's Office