



**Regular Council meeting for Public Hearings  
Monday, July 17, 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 Alexa Loo  
Councillor Bill McNulty  
Councillor Michael Wolfe

Evangel Biason, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10075 (RZ 18-817742)**  
(Location: 3560 Moncton Street; Applicant: Inter Luck Trading Corp.)

*Applicant's Comments:*

Ken Chow, Architect, Interface Architecture and Hugh McLean, Heritage Consultant referred to their presentation (attached to and forming part of these minutes as Schedule 1) and noted:

- the proposed development is a two-storey mixed use building on the site of the former Steveston Marina hardware store. Four commercial units and 15 parking spaces are located on the ground floor and five apartment units are proposed for the 2<sup>nd</sup> floor, each with individual access to private outdoor amenity spaces;
- the proposed rezoning is consistent with Steveston Area Plan and the Sakamoto Guidelines and has been reviewed under the new Enhanced Rezoning Review Process;



Regular Council meeting for Public Hearings  
Monday, July 17, 2023

- the project’s form, character and zoning issues have been resolved. Further staff design review of details will take place at the Development Permit Panel; and
- the subject site is surrounded by a number of formally listed heritage buildings that contribute to the cultural historical and aesthetic value of the Steveston Heritage Conservation Area.

In response to queries from Council, the applicant advised that there are multiple access points proposed along Moncton Street.

*Written Submissions:*

Sadru Ramji (Schedule 2)

PH23/7-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 be given second and third readings.***

The question on the motion was not called as discussion ensued with respect to (i) the form, character and heritage guidelines of the proposal, (ii) the proposal meeting the Sakamoto guidelines, (iii) the possibility of increasing the number of units on the 2<sup>nd</sup> floor, (iv) varying building heights throughout Steveston, (v) the possibility of recessing the storefront, (vi) how to maintain single-storey buildings in Steveston, and (vii) covered space awnings at storefront.

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

PH23/7-2

It was moved and seconded

***That staff report “Application by Inter Luck Trading Corp for Rezoning at 3560 Moncton Street from “Steveston Commercial (CS2)” Zone to “Commercial Mixed Use (ZMU43) – (Steveston Village)” Zone dated May 24, 2023 be referred back to staff to review:***

- (1) heritage features;***
  - (2) setback options for the second floor; and***
  - (3) placement of the Steveston Hardware logo mural on the side of the building;***
- and report back.***



**Regular Council meeting for Public Hearings  
Monday, July 17, 2023**

**DEFEATED:**

Opposed Mayor Brodie

Cllrs: Au

Heed

Hobbs

Loo

McNulty

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

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10464  
(RZ20-919113)**

(Location: 8911, 8931, 8951, 8991 Patterson Road; Applicant: Dava Developments Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

Tina Luo (Schedule 3)

Mav Yu (Schedule 4)

Jack Chan (Schedule 5)

Kaitlyn Wang (Schedule 6)

Danni Hua (Schedule 7)

Claudia Niland (Schedule 8)

Shaun Jiang (Schedule 9)

Candice Yu (Schedule 10)

Frank Chang (Schedule 11)

Karen and Arthur (Schedule 12)

Shiyu Song (Schedule 13)

Jessica Lee (Schedule 14)



**Regular Council meeting for Public Hearings  
Monday, July 17, 2023**

Yixin Fan (Schedule 15)  
Dorothy Fu (Schedule 16)  
Shan Lu (Schedule 17)  
Ian Peng (Schedule 18)  
Haoran Cui (Schedule 19)  
Koey Ye (Schedule 20)  
Ying Di Ji (Schedule 21)  
David Tong (Schedule 22)

*Submissions from the floor:*

Sharon Lu, 8988 Patterson Road, referred to her presentation (attached to and forming part of these minutes as Schedule 23) and expressed her strong opposition for the proposed rezoning application highlighting some of her concerns about (i) destruction of existing green landscape, (ii) noise, traffic and construction pollution, and (iii) strain on existing infrastructure.

Ying Di Ji, 8988 Patterson Road, expressed her concerns (attached to and forming part of these minutes as Schedule 24) about the (i) allowance of more visitor and ambulance parking, (ii) limiting the height of the development to six storeys or less, and (iii) expanding Patterson Road.

Sharon MacGougan, President, Garden City Conservation Society, referred to her submission, (attached to and forming part of these minutes as Schedule 25) noting the Society's concerns about the permanent ecological loss of a highly-functioning ecosystem, with the loss of mature and significant trees and biodiversity.

Yvonne Bell, 10431 Mortfield Road, expressed her opposition to the proposed rezoning speaking on the loss of the mature urban forest and noting that trees are good for mental health, wildlife, cleaning the air, and provide shade.

PH23/7-3

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10464 be given second and third readings.***



Regular Council meeting for Public Hearings  
Monday, July 17, 2023

The question on the motion was not called as discussion ensued with respect to (i) the land use of the proposed development, (ii) the proposal’s compliance with the Centre Area Plan, (iii) tree retention and replacement, (iv) the proposed transfer of a portion of land to the City for the purpose of developing public open space, (v) widening of Patterson Road, (vi) the proposed height of the building being in compliance with aeronautical zoning regulations on the subject property, (vii) the approximately 750 trees being planted on City property by the Parks department this year, and (viii) expansion of Patterson park.

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

PH23/7-4

It was moved and seconded

*That staff report “Application by Dava Developments Ltd. for Rezoning at 8911, 8931, 8951, 8991 Patterson Road from “Residential Single Family (RS1/F)” Zone to Residential/ Limited Commercial (ZMU54)” Zone and “School & Institutional Use (SI)” Zone” dated May 24, 2023, be referred back to staff to investigate retention of the 21 trees, and to review the plan for the linear park in order to incorporate the existing trees.*

**DEFEATED**

Opposed: Mayor Brodie  
Cllrs. Heed  
Hobbs  
Loo  
McNulty

The question was called on the main motion and it was **CARRIED** with Cllrs. Au, Gillanders, and Wolfe opposed.

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10470 (RZ 21-922202)**

(Location: 5800, 5840, 5860 Granville Avenue; Applicant: Interface Architecture Inc.)

*Applicant’s Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.



**Regular Council meeting for Public Hearings  
Monday, July 17, 2023**

*Submissions from the floor:*

Corisande Percival- Smith, 5760 Granville Avenue, inquired about potential redevelopment of her property.

Richmond Resident, 5880 Granville Street, expressed his concerns about the increase in traffic and spoke on driveway access.

Yvonne Bell, 10431 Mortfield Road, voiced her concerns about the demolition of a 12 year old house to facilitate this development and her concerns of increased traffic.

PH23/7-5

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10470 be given second and third readings.***

The question on the motion was not called as discussion ensued with respect to (i) the City's House Moving and Salvage program, (ii) the possibility of driveway access off of Ledway Road, (iii) tree retention and replacement, and (iv) the applicant's proposal to plant a new hedge and privacy fencing.

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

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10472  
(RZ 21-945951)**

(Location: 7520 Ash Street; Applicant: Benito Kho and Verney Kho)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submission:*

Winnie So (Schedule 26)

*Submissions from the floor:*

None.

PH23/7-6

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10472 be given second and third readings.***

**CARRIED**

Opposed Cllr. Wolfe



Regular Council meeting for Public Hearings  
Monday, July 17, 2023

ADJOURNMENT

PH23/7-7

It was moved and seconded  
*That the meeting adjourn (9:00 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, July 17, 2023.

---

Mayor (Malcolm D. Brodie)

---

Acting Corporate Officer (Evangel Biason)