



Regular Council Meeting for Public Hearings

Monday, July 18, 2011

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Greg Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Sue Halsey-Brandt

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

1. **Zoning Amendment Bylaw 8731 (RZ 10-544622)**
(7140/7160 Beecham Road; Applicant: Mohinder Gill)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH11/7-1

It was moved and seconded

That Zoning Amendment Bylaw 8731 be given second and third readings.

CARRIED



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2. **Zoning Amendment Bylaw 8765 (RZ 10-529089)**
(7980 Broadmoor Boulevard; Applicant: Zhi Yong Chen)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

Bev Green, 9791 Bates Road (Schedule 1)

Submissions from the floor:

None.

It was moved and seconded

That Zoning Amendment Bylaw 8765 be given second and third readings.

CARRIED

PH11/7-2

3. **Zoning Amendment Bylaw 8768 (RZ 08-422838)**
(9731 and 9751 Cambie Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to respond to questions

Written Submissions:

Susan Boyce, 17-9800 Kilby Drive (Schedule 2)

Charles Wing-Kwok Lo, 3850 McKay Drive (Schedule 3)

Gualberto Kalaw and Stefano Kalaw, 3838 McKay Drive (Schedule 4)

Submissions from the floor:

John Cooper, #9-9800 Kilby Drive, spoke about his concerns regarding: (i) three storey wood framed townhouse units in the Oaks neighbourhood, an area that features two or one storey residences, would change the nature of the area; (ii) the grade of the proposed townhouse development will be 3 to 3.5 feet below the townhouse development that he resides in; and (iii) there are derelict homes at 9731 and 9751 Cambie Road, that are overgrown by trees and shrubs, and the retaining walls that form the foundation of the property's fencing is compromised by the root systems of the neglected landscaping.



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Stefano Kalaw, 3838 McKay Drive expressed his concern that: (i) due to construction of the proposed townhouse units, there could be a repeat of sewer backups that have occurred previously in his neighbourhood; (ii) there could be structural damage to his home, and an independent firm of engineers should conduct an assessment of his home's structural integrity; and (iii) the subject site's access is located in an accident prone area and if more vehicles in the area led to more vehicular accidents, it was likely that a car could end up in his backyard.

The speaker was requested to speak with staff upon conclusion of the Public Hearing regarding his concerns.

The applicant advised that during the construction phase the trees on site would be monitored to ensure they are not damaged. He added that the subject site's grade would be kept low to ensure it was compatible with that of the single-family dwellings in the area; and to enhance the survival of trees on site.

In response to a query, Mr. Cheng indicated the development would not be feasible if current tandem parking arrangements were changed to side-by-side parking.

It was noted that the developer's insurance would provide adequate coverage for damage to neighbouring properties, during construction.

The applicant was requested to distribute his business card to both speakers.

The Mayor acknowledged the conclusion of the first round of speakers. The following then spoke for a second time on new information.

Mr. Kalaw requested that traffic patterns and parking issues be further investigated due to concerns that visitors to the proposed townhouse units would choose to park on area streets and in area cul-de-sacs, instead of on the subject site.

Mr. Cooper expressed concern that students walking to and from area elementary schools would choose to do so on the walkway to the west of the subject site, and their safety may be compromised where the walkway meets Cambie Road.



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PH11/7-3

It was moved and seconded

That Zoning Amendment Bylaw 8768 be given second and third readings.

CARRIED

OPPOSED: Cllr. Evelina Halsey-Brandt

ADJOURNMENT

PH11/7-4

It was moved and seconded

That the meeting adjourn (7:40 p.m.).

CARRIED

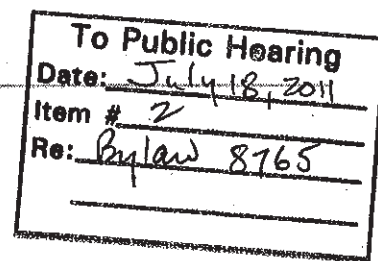
Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, July 18, 2011.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 11, 2011 9:31 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #563)
Categories: 12-8060-20-8765



Schedule 1 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, July 18, 2011.

Send a Submission Online (response #563)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/11/2011 9:29:50 AM

Survey Response

Your Name:	Bev Green
Your Address:	9791 Bates Rd.
Subject Property Address OR Bylaw Number:	8765
Comments:	7980 Broadmoor Blvd. I do not approve of any amendmentt that would allow coach houses inside the sub-division i.e. Broadmoor Blvd. The by-law should remain as is with coach houses only allowed on main roads, i.e. No. 3



To Public Hearing	
Date:	July 18, 2011
Item #:	3
Re:	Bylaw 8768

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 16, 2011 6:49 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #565)
Categories: 12-8060-20-8768 - 9731 & 9751 Cambie Street

Schedule 2 to the Minutes of
the Regular Council Meeting
for Public Hearings held on
Monday, July 18, 2011.

Send a Submission Online (response #565)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/16/2011 6:48:42 AM

Survey Response

Your Name:	Susan Boyce
Your Address:	17 - 9800 Kilby Drive
Subject Property Address OR Bylaw Number:	9731 and 9751 Cambie Street
Comments:	I live next door to the proposed development and while I understand you can't stop progress I feel that a 3 storey development is totally inappropriate for an established residential area that totally consists of 2 storey homes and townhomes. I understand that the units facing Cambie Street will have their 3rd storey set back but they will still be 3 storey buildings and would be more appropriate being built on the south side of Cambie where there is no established neighbourhood and all new buildings consist of 3 storeys plus. If you lived in my home how would you feel? Two storey fine - 3 storey no. Thank you. Susan Boyce

To Public Hearing	
Date:	July 18, 2011
Item #:	3
Re:	Bylaw 8768

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 15, 2011 4:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #564)
Categories: 12-8060-20-8768 - 9731 & 9751 Cambie Street

Schedule 3 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, July 18, 2011.

Send a Submission Online (response #564)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/15/2011 4:25:16 PM

Survey Response

Your Name:	charles wing-kwok Lo
Your Address:	3850, mckay drive, richmond. b.c.
Subject Property Address OR Bylaw Number:	9731 and 9751 cambie road, Bylaw 8768(RZ08-422838)
Comments:	I hereby submit my objection to the rezoning of the said properties based on the following reasons: 1. A 3 storey building?, it is far too congested. It could mean 12 more families, or 40 to 50 more people and 12 to 24 more cars in this small area, far too crowded. A 2-storey building looks more appropriate. 2.more people means more noise. A 3 storey building may block sunlight into our area. Kids living in the new complex may play in the cal-de-sac etc This is a bit disturbing. 3. we are particularly concerned about the fireway and/or parklane next to the new building leading to cambie road and the cal-de-sac within the Oaks, please make sure no cars will be parked or drive through these lanes, it is extremely dangerous to have cars running in or out of the new complex getting into the Oaks through these lanes. This must be forbidden. 4. There is a bus stop in front of the proposed new building, car accidents are quite often in this area, with more cars running in and out of the new building, the increased traffic may cause more problems and possibly more accidents. Thank you for your attention to this important matter. yours faithfully, charles Lo

To Public Hearing of 3
Date: July 18, 2011
Item # 3
Re: Bylaw 8768

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 17, 2011 11:57 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #566)
Categories: 12-8060-20-8768 - 9731 & 9751 Cambie Street

Schedule 4 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, July 18, 2011.

Send a Submission Online (response #566)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/17/2011 11:56:15 PM

Survey Response

Your Name:	Gualberto Kalaw, Stefano Kalaw
Your Address:	3838 McKay Drive V6X 3R5
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8768 (RZ 08-422838) 9731 and 9751 Cambie Rd.
	<p>To Edwin Lee, David Weber and to others concerned at the City of Richmond, My name is Gualberto Kalaw, my wife, Rosemary and son, Stefano are the resident owners of the property at 3838 McKay drive. We have lived there for the past 13 years, and in Richmond for the past 30 years. Our property is adjacent to the planned townhouse development planned at 9731, and 9751 Cambie Road. We have lived in a few of the subdivisions in Richmond that have gone up in the past 30 years, and are very familiar with the impact of new developments. Our current backyard is against the border of this newest development, and because of this I am very concerned about how it will affect our property and our daily life. Prior to Matthew Cheng Architects being given a development permit, I would like to know how they will address our concerns as the adjacent property. My concerns are as follows: 1) Foundation Damage A townhouse complex sounds like a major construction job, and I would like to know how the Matthew Cheng architects will</p>

OVER →

Comments:

prevent any foundation damage? According to a civil engineer who we have consulted, if they are pile driving, or using any large machinery on the landscape, the vibration has a high chance of adversely impacting my home's structural integrity. Given that this entire city rests on silt, I would like Matthew Cheng Architect's guarantee in writing, and certification that this will not happen. 2) Dirt and Dust Dust and dirt are inevitable with construction, and I would like to know what strategies Matthew Cheng Architects will use to minimize the impact into our home. I am not interested in having to keep my windows closed during this time and would appreciate the development companies awareness of this. At our age, this dust and dirt can have severe impact on mine and my wife's health. How will the development company reduce this impact? And who can I speak to if this becomes a problem? 3) Noise I would like the assurance that the work will be kept between the hours of 9am - 5pm, or regular business hours. This noise will be very disturbing to our rest, and would like to know who to speak to if it becomes an unreasonable problem? 4) Fire Risk This summer we recently saw one of the developments on Cambie go up in flames, during which time I saw large fire causing sparks fly over my house. We have a hedge of trees behind our house that will likely go up in flames if any part of the development catches fire. How will Matthew Cheng Architects ensure that fire will not jeopardize my home from their development? 5) Sewer and pipe lines. We have had problems before with the sewer line beside our house. Will the developer be responsible for any cleaning of this sewer line? We would like them to clean it as part of their permit requirement. This would prevent any sewage back-ups if they do something wrong. Also, is the current system able to handle the volume that 12 single family homes will burden the current sewage system at this junction or location? Overall, the proximity of our home to this proposed development poses many risks to our daily lives and property. As a long term citizen and resident of this city that has paid his taxes and helped elect some of you councillors to office, I would very much appreciate your assistance with these issues prior to issuing any permit to the developer. I would like to hear how you can assist me? Thank you for hearing our

concerns, Gualberto Kalaw Stefano Kalaw
Rosemary Kalaw