



Regular Council Meeting for Public Hearings

Monday, July 19, 2010

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 Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Sue Halsey-Brandt
Councillor Bill McNulty

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

1. **Zoning Amendment Bylaw 8610 (RZ 09 – 453123)**
(9340, 9360, 9400 Odlin Road; Applicant: Paul Goodwin (GBL Architects Inc.)

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest as he owns property across the street from the subject property, and left the meeting at 7:03 p.m.

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Maggie Cheng, 9199 Tomicki Avenue (Schedule 1)
- (b) VJ Sidhu, 9211 Odlin Road (Schedule 2)
- (c) Jian Wang, 319-9299 Odlin Road (Schedule 3)

Submissions from the floor:

None.



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PH10/6-1

It was moved and seconded

That Zoning Amendment Bylaw 8610 be given second and third readings.

CARRIED

Councillor Derek Dang returned to the meeting at 7:10 p.m.

2. **Zoning Amendment Bylaw 8614 (RZ 06-346055)**
(6311, 6331, 6351, 6371 No. 4 Road; Applicant: Kenneth King Architecture Planning Urban Design Interior Design)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH10/6-2

It was moved and seconded

That Zoning Amendment Bylaw 8614 be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaw 8615 (RZ 08-449233)**
(7411 and 7431 Moffatt Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was not in attendance.



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Written Submissions:

- (a) Terry and Rosanna Brammer, 7455 Moffatt Road (Schedule 4)
- (b) Ka Kui Chan, 7435 Moffatt Road (Schedule 5)
- (c) Elizabeth Tan, 7420 Moffatt Road (Schedule 6)
- (d) Dana Irwin, 7437 Moffatt Road (Schedule 7)
- (e) Tatiana Moisseeva, 5-7460 Moffatt Road (Schedule 8)
- (f) Mike Siegel and Naomi Nguyen, 110-7435 Moffatt Road (Schedule 9)
- (g) Leonore Haudin, 126-7297 Moffatt Road (Schedule 10)

During discussion, staff was directed to consult with the Transportation Division regarding potential traffic flow problems and parking restrictions on Moffatt Road.

Submissions from the floor:

None.

PH10/6-3

It was moved and seconded

That Zoning Amendment Bylaw 8615 be given second and third readings.

CARRIED

- 4A. Zoning Text Amendment Bylaw 8616 (ZT 10-508056)**
(3031 Beckman Place; Applicant: PSD Enterprises Ltd.)
- 4B. Zoning Text Amendment Bylaw 8617 (ZT 10-508056)**
(8260 Westminster Highway (Strata Plan LMS1590); Applicant: PSD Enterprises Ltd.)

Applicant's Comments:

Rick Erdman, Liquor Licencing Consultant representing PSD Enterprises, referenced the security plan for the interior and exterior of the proposed location for the new liquor store, noting the plan details are still being reviewed.



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Written Submissions:

- (a) Peggy Li, 3031 Beckman Place (Schedule 11)
- (b) Ramil Allado, 3111 Beckman Place (Schedule 12)
- (c) Vancity Tiles and Stones Ltd., 3020 No. 5 Road (Schedule 13)
- (d) Charles Antilla, 10760 Bird Road (Schedule 14)
- (e) Doug Anderson, 7411 Gilbert Road (Schedule 15)
- (f) Richmond resident, 8297 Saba Road (Schedule 16)
- (g) Richmond resident, 10188 River Drive (Schedule 17)
- (h) Jagtar Singh Dayal, 4360 No. 4 Road (Schedule 18)
- (i) Melissa White, 2231 McLennan Avenue (Schedule 19)
- (j) Harkamal Samra, 12460 Harrison Avenue (Schedule 20)
- (k) Harman Dhillon, 3982 Barga Drive (Schedule 21)
- (l) Pardeep Leihl, 12460 Harrison Avenue (Schedule 22)
- (m) R. Burton, 10331 Springmont Drive (Schedule 23)
- (n) Merchants of Beckman Place, 3031 Beckman Place (Schedule 24)

Submissions from the floor:

Jacques Liminsang, a merchant at Beckman Place, spoke in favour of the proposed project and noted that its addition would be good for business in the area. He noted the public demand for a liquor store has been present and he provided a petition signed by several other merchants of Beckman Place in favour of the proposed project.

Dirk Scott, Bird Road resident, spoke in favour of the proposed project noting that currently the nearest liquor store is in the Lansdowne Shopping Centre which is much further than the proposed store.

It was moved and seconded

That Zoning Amendment Bylaws 8616 and 8617 each be given second and third readings.

CARRIED

PH10/6-4



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5. **Zoning Amendment Bylaw 8622 (RZ 10-515821)**
(8120 Heather Street; Applicant: Sherman Peng)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH10/6-5

It was moved and seconded

That Zoning Amendment Bylaw 8622 be given second and third readings.

CARRIED

6. **Zoning Amendment Bylaw 8623 (RZ 10-522209)**
(3640/3660 Blundell Road; Applicant: Ninds Dulay)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH10/6-6

It was moved and seconded

That Zoning Amendment Bylaw 8623 be given second and third readings.

CARRIED



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7A. Zoning Amendment Bylaw 8624

7B. Zoning Amendment Bylaw 8625 (RZ 10-510756)

(9451 No. 1 Road; Applicant: Chris Stylianou and Michael Stylianou)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Ken Wilson, 9431 No. 1 Road (2 letters) (Schedule 25 and Schedule 26)
- (b) Memorandum dated July 15, 2010 from the Director of Development (Schedule 27)

Submissions from the floor:

None.

PH10/6-7

It was moved and seconded

That Zoning Amendment Bylaw 8624 be given second and third readings.

CARRIED

PH10/6-8

It was moved and seconded

That Zoning Amendment Bylaw 8624 be adopted.

CARRIED

PH10/6-9

It was moved and seconded

That the rezoning condition related to the provision of the aeration system be removed from the Rezoning Considerations for Bylaw 8625.

CARRIED

PH10/6-10

It was moved and seconded

That Zoning Amendment Bylaw 8625 be given second and third readings.

CARRIED



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8. **Zoning Amendment Bylaw 8627 (RZ 08-437228)**
(12120 Woodhead Road; Applicant: Parmjit Randhawa)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH10/6-11

It was moved and seconded

That Zoning Amendment Bylaw 8627 be given second and third readings.

CARRIED

9. **Zoning Amendment Bylaw 8628 (RZ 07-390155)**
(9840 Alberta Road; Applicant: Peter Chan)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Peter Ng, 6300 Birch Street (Schedule 28)

Submissions from the floor:

Rose and Fred Carron, 9820 Alberta Road, expressed concern that there was no attempt on the part of the owner to purchase their property which is immediately to the west of the development, until July 17, 2010 even though the property was listed for sale for six months prior to April 30, 2009. They were concerned this development would "orphan" their lot, making it impossible to sell or develop.



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Alice Chu, owner of the subject property, accompanied by Peter Chan, advised that discussions had taken place with Mrs. Carron regarding development of the properties, however developers and investors had indicated the asking price for 9820 Alberta Road was too high. Ms. Chu indicated her builder has agreed to Mr. Carron's request for a shared driveway, a retaining wall, and a good drainage system.

Mr. Jackson confirmed there is a cross access agreement in place and the proposed project presents the most efficient way to deal with the future development of both lots.

PH10/6-12

It was moved and seconded

That Zoning Amendment Bylaw 8628 be given second and third readings.

CARRIED

10. Official Community Plan Amendment Bylaw 8630 and Zoning Amendment Bylaw 8631 (RZ 10-518827)

(9651 Alberta Road; Applicant: Centro Parkside Development Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

(a) Peter Ng, 6300 Birch Street (Schedule 29)

Submissions from the floor:

None.

During discussion, staff was directed to provide information to Mr. Ng about the traffic pattern plan for this area.

PH10/6-13

It was moved and seconded

That Official Community Plan Amendment Bylaw 8630 and Zoning Amendment Bylaw 8631 each be given second and third readings.

CARRIED

PH10/6-14

It was moved and seconded

That Official Community Plan Amendment Bylaw 8630 be adopted.

CARRIED



Regular Council Meeting for Public Hearings

Monday, July 19, 2010

11A. Zoning Amendment Bylaw 8634

11B. Zoning Amendment Bylaw 8635 (RZ 09-503308)
(16780 River Road; Applicant: Quadra Coast Carriers Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH10/6-15

It was moved and seconded

That Zoning Amendment Bylaws 8634 and 8635 each be given second and third readings.

CARRIED

ADJOURNMENT

PH10/6-16

It was moved and seconded

That the meeting adjourn (8:08 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 19, 2010.

Mayor (Malcolm D. Brodie)

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

SCHEDULE 1 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

MayorandCouncillors:

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 13, 2010 1:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #509)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8610

To Public Hearing	
Date:	July 19, 2010
Item #	1
Re:	Bylaw 8610

Send a Submission Online (response #509)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-13 1:25:37 PM

Survey Response

Your Name:	Maggie Cheng
Your Address:	416-9199 Tomicki Ave, V6X 0C4
Subject Property Address OR Bylaw Number:	8610 (RZ09-453123)
Comments:	<p>I strongly oppose to the proposed rezoning between Odlin Rd and Tomicki Ave. This is due to the fact of safety issues. Meridian Gate residents use the roads of Tomicki Ave and Dubbert St to access to our condo and access out to Odlin Rd, even only Meridian Gate residence, it brings a lot of traffic on these narrow and tiny roads. Especially that sharp turn on Dubbert St, it will bring a lot of unnecessary accidents if more cars utilize the same road. The capacity of this road is low and it will only bring inconvenience and danger to us.</p>

**SCHEDULE 2 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 19,
2010.**

Mayor and Councillors

To Public Hearing	
Date:	July 19, 2010
Item #	1
Re:	Bylaw 8610

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 18, 2010 3:23 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #515)

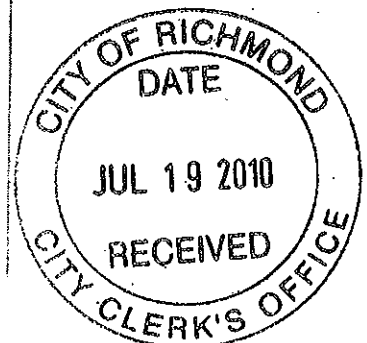
Send a Submission Online (response #515)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-18 3:21:52 PM

Survey Response

Your Name:	vj sidhu
Your Address:	9211 Odlin Rd.
Subject Property Address OR Bylaw Number:	Bylaw 8610 (RZ09-453123)
Comments:	<p>In 2005-2006, subject to numerous open houses, meetings, public hearings and at the direction of staff, mayor and councillors the West Cambie area plan encompassing "principles of Fairness and Equity" included provisions to compensate properties zoned for three (3) North-South roads. (File: 08-4045-20-11/2006-VOL 01 To Mayor and Councillors from Terry Crowe). " All development in the Alexandra area would assist with North-South road land acquisition (\$45 sq. ft./ \$3.14 buildable) and assist with road construction costs through West Cambie local area DCCs.) " To ensure sufficient funds were being collected to match market rates and anticipate increases in property values " The DCC program may be adjusted annually by the city. " The North-South Road rate has not been adjusted since 2005-2006, does not reflect current rates and contravenes West Cambie plan implementation principle of " Fairness and Equity ". Current property assessments for city taxes are higher than collected values and property sales are in the \$90 sq. ft. range while contribution collected for North-South road Dccs are still at \$45</p>



sq.ft./ \$3.14 buildable. West Cambie area plan was designed not to allow cherry picked development away from North-South roads by avoiding market value contribution to infrastructure. Soon two thousand (2000) new tax paying residents in the Alexandra block will be driving on unsafe half width alleyways. Contribution to North-South road rates should be adjusted to and higher than market rates with additional incentives and bonusing to ensure timely development of required infrastructure.

**SCHEDULE 3 TO THE MINUTES
OF THE REGULAR MEETING OF
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Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: July 18, 2010 8:15 PM

To: Mayor and Councillors

Subject: Send a Submission Online (response #516)

To Public Hearing	
Date:	July 19, 2010
Item #	1
Re:	Bylaw 8610

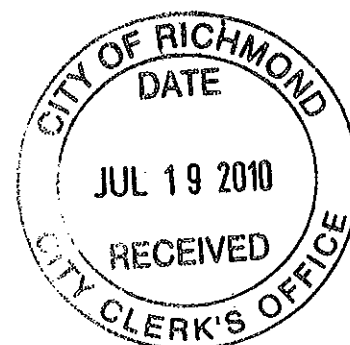
Send a Submission Online (response #516)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-18 8:14:38 PM

Survey Response

Your Name:	JIAN WANG
Your Address:	319-9299 ODLIN RD, RICHMOND, BC V6X0C3
Subject Property Address OR Bylaw Number:	Bylaw 8610 (RZ 09 - 453123)
Comments:	I oppose this amendment, because 1) it would increase density of population in this area. There are already two low rise apartments on each side of this zone (east and west separately). 2) it would damage the diversity of the property. The property will be too simply if all of here are low rise apartments. 3) Average green area per person would be reduced in Odlin rd. 4) Average unit rental price would be lower in this area. 5) there could be more noisy and less safty around Odlin road. Jian



**SCHEDULE 4 TO THE MINUTES
OF THE REGULAR MEETING OF
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JULY 19, 2010.**

Mayor and Councillors

To Public Hearing	
Date:	<u>July 19, 2010</u>
Item #	<u>3</u>
Re:	<u>Bylaw 8615</u>

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 9, 2010 3:44 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #504)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8615

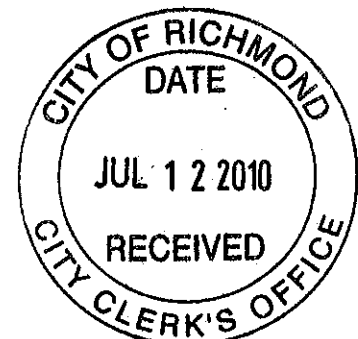
Send a Submission Online (response #504)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-09 3:43:56 PM

Survey Response

Your Name:	Terry and Rosanna Brammer
Your Address:	302-7455 Moffatt Road
Subject Property Address OR Bylaw Number:	Bylaw 8615 (RZ08-449233)
Comments:	We object to this bylaw because it would replace the two single family houses that were on the property with twelve townhouse units which would increase the traffic flow on Moffatt Road considerably. Changing the school frontage from Minoru Blvd to Moffatt has already significantly increased traffic flow on Moffatt. We do not want anymore traffic on Moffatt. Especially with no traffic lights at either end.



**SCHEDULE 5 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 19,
2010.**

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 10, 2010 2:16 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #506)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8615

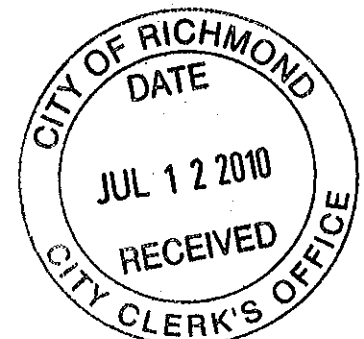
To Public Hearing	
Date:	<u>July 19, 2010</u>
Item #	<u>3</u>
Re:	<u>Bylaw 8615</u>

Send a Submission Online (response #506)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-10 2:16:12 PM

Survey Response

Your Name:	KA KUI CHAN
Your Address:	319 - 7435 Moffatt Road
Subject Property Address OR Bylaw Number:	8615 (RZ 08-449233)
Comments:	There are lots of big nice trees surrounding this property, they are very old and strong trees. I am extremely worried that High density (12) town house units will lead the damage or killing these trees and affecting the density of the area. 12 units are too much, and must affect the ecosystem of the area. the property shouldn't have more than 8 or 9 town houses.



**SCHEDULE 6 TO THE MINUTES
OF THE REGULAR MEETING OF
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HEARINGS HELD ON MONDAY,
JULY 19, 2010.**

Mayor and Councillors

To Public Hearing	
Date:	<u>July 19, 2010</u>
Item #	<u>3</u>
Re:	<u>Bylaw 8615</u>

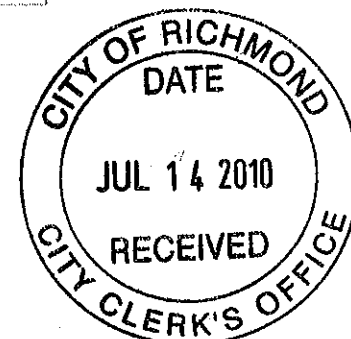
From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 14, 2010 6:07 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #512)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8615

Send a Submission Online (response #512)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-14 6:06:27 PM

Survey Response

Your Name:	Elizabeth Tan
Your Address:	7420 Moffatt Road #4 Richmond B.C.
Subject Property Address OR Bylaw Number:	8615 (RZ 08-449233)
Comments:	My concern to this development is that the "High density Townhouse units" will not really affect any of the neighborhoods; in terms of the process of constructing these units. I believe that there were some instances when they were trying to demolished the existing house, we experienced "VIBRATIONS" in our unit where we are living and if they are planning to rezone it to high density townhouses they need to dig more than what they have in their previous plan. In my thinking "Low Rise Apartment" is more ideal in this location because Moffatt Road is already crowded; however, my main concern is during the construction! Thus at this point, I neither disapprove nor approve the proposed project.



Send a Submission Online (

SCHEDULE 7 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

To Public Hearing
Date: July 19, 2010
Item #: 3
Re: Bylaw 8615

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 14, 2010 1:07 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #510)

Send a Submission Online (response #510)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-14 1:06:40 PM

Survey Response

Your Name:	Dana Irwin
Your Address:	#321 7437 Moffatt Rd
Subject Property Address OR Bylaw Number:	8615
Comments:	This is a bad idea



07/14/2010

**SCHEDULE 8 TO THE MINUTES
OF THE REGULAR MEETING OF
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HELD ON MONDAY, JULY 19,
2010.**

Mayor and Councillors

To Public Hearing	
Date:	July 19, 2010
Item #	3
Re:	Bylaw 8615

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 19, 2010 4:02 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #521)
Follow Up Flag: Follow up
Flag Status: Green
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8615

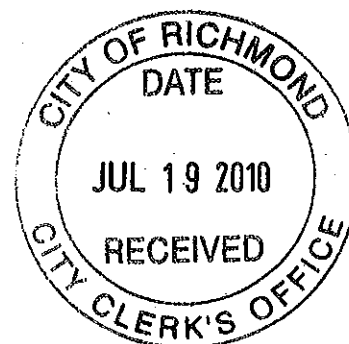
Send a Submission Online (response #521)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-19 4:01:55 PM

Survey Response

Your Name:	Tatiana Moisseeva
Your Address:	5-7460 Moffatt rd, V6Y 3S1
Subject Property Address OR Bylaw Number:	8615 (RZ 08- 449233)
Comments:	My family (4members)and 34 our neighbours are not agree with the resoning RAM1 to RTH4 because of high traffic at the Moffatt road especially during the school days.



To Public	Page 1 of 1
Date:	July 19, 2010
Item #	3
Re:	Bylaw 8615

Mayor and Councillors

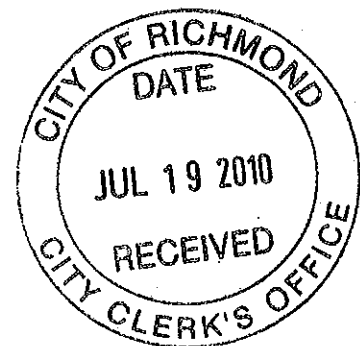
From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 19, 2010 12:44 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #518)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8615

Send a Submission Online (response #518)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-19 12:43:34 PM

Survey Response

Your Name:	Mike Siegel & Naomi Nguyen
Your Address:	110-7435 Moffat Rd, Richmond BC
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8615 (RZ 08-449233)
Comments:	As we would be directly affected by the construction, we would only be in support of the project if construction is limited to weekdays only.



**SCHEDULE 10 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.**

Mayor and Councillors

To Public Hearing	
Date:	July 19, 2010
Item #	3
Re:	Bylaw 8615

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: July 19, 2010 1:25 PM

To: Mayor and Councillors

Subject: Send a Submission Online (response #520)

Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8615

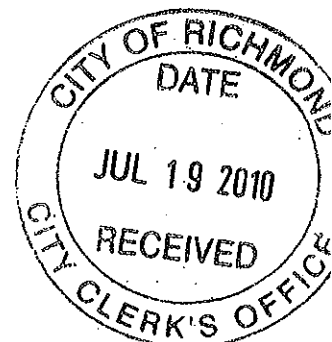
Send a Submission Online (response #520)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-19 1:25:05 PM

Survey Response

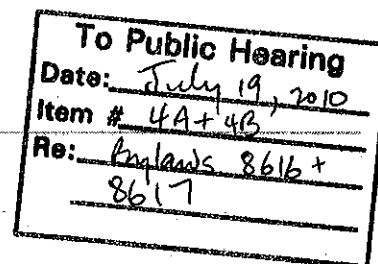
Your Name:	Leonore Haudin
Your Address:	126-7297 Moffatt Road, Richmond, BC V6Y 3E6
Subject Property Address OR Bylaw Number:	8615 {RZ 08-449233}
Comments:	<p>I received City Hall's notice informing me that 12 three-storey townhouse units are to be built at 7411 & 7431 Moffatt Road. Upon inquiring at City Hall I was advised that each townhouse would have 2 parking spaces per unit. My concern is should any resident of this complex have more than 2 vehicles, is, where will they park? Moffatt Road is full to overflowing with parked vehicles of many descriptions, sometimes parking on yellow lines. However, enforcement by City Hall is not consistent. Many residents of small complexes in this vicinity think nothing of blatantly parking in other complexes where there is Visitor and even Reserved parking available. There are signs posted advising "private property, towing etc" to no avail. Strata Councils are diligent, however illegal parking continues to be a problem not only on private property but also on Moffatt Road, especially when school is in session. Enforcement by City Hall is sadly lacking. Another concern is the carbon footprint all</p>



SCHEDULE 11 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 19,
2010.

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 13, 2010 12:09 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #507)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8616



Send a Submission Online (response #507)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-13 12:09:02 PM

Survey Response

Your Name:	Peggy Li
Your Address:	130-3031 Beckman Place, Richmond, BC, V6X 3R2
Subject Property Address OR Bylaw Number:	Bylaw 8616
Comments:	We would like to have a retail liquor store as our neighbourhood.

**SCHEDULE 12 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.**

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 13, 2010 12:41 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #508)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8616

To Public Hearing	
Date:	<u>July 19, 2010</u>
Item #	<u>4A + 4B</u>
Re:	<u>Bylaw 8616 +</u>
	<u>8617</u>

Send a Submission Online (response #508)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-13 12:40:37 PM

Survey Response

Your Name:	Ramil Allado
Your Address:	#6-3111 Beckman Place V6X 3R3
Subject Property Address OR Bylaw Number:	8616
Comments:	I do not permit the liquor store to be moved to 3031 Beckman Place.

SCHEDULE 13 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.



To Public Hearing	
Date:	July 19, 2010
Item #	4A + 4B
Re:	Bylaws 8616 + 8617

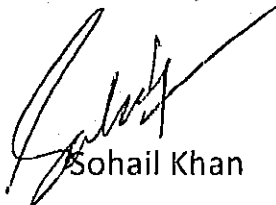
Vancity TILES AND STONES

Re: ZT 10-508056

Dear , Sarah Badyal

We support the propose LRS @ 3031- Beckman Place, Richmond, BC, this area
needs this facility badly.

Sincerely,



Sohail Khan

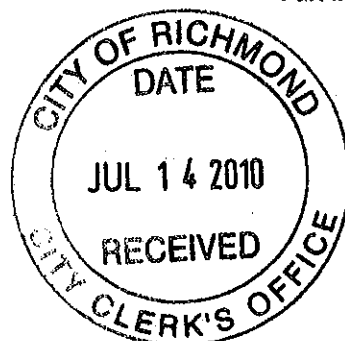
Vancity Tiles & Stones Ltd.

3020 No. 5 Road

Richmond, B.C

Cell # 604-761-1605 / Ph # 604-233-1112

Fax # 604-233-1115



SCHEDULE 14 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 19,
2010.

To Public Hearing	
Date:	July 19, 2010
Item #	4A + 4B
Re:	Bylaws 8616 + 8617

Dear Sir

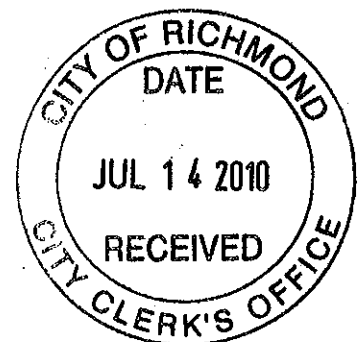
We support the propose liquor store
@ 3031 BECKMAN PLACE,

Charles C. Antilla
Charles C. Antilla

10760 BIRD RD. Rm. B.C.

604.341.8466

July 14/10



SCHEDULE 15 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

To Public Hearing	
Date:	<u>July 19, 2010</u>
Item #	<u>4A + 4B</u>
Re:	<u>Bylaws 8616 +</u>
	<u>8617</u>

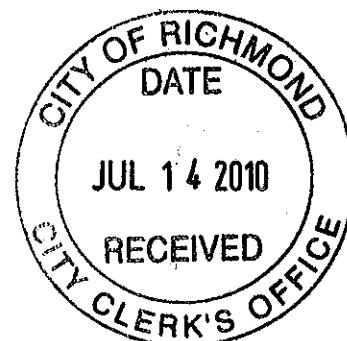
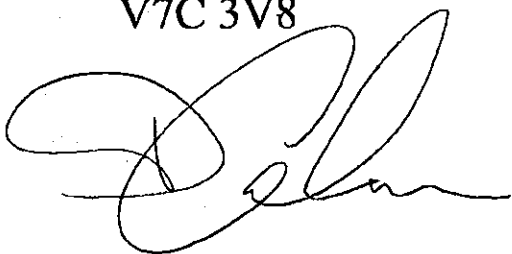
To: City of Richmond
Attn: Director, City Clerk's Office
Re: Liquor Store at # 3031 Beckman Place, Richmond

I would fully support the opening of a Liquor Store at the
above mentioned location.

I am in that area of Richmond on a regular basis visiting
friends and it would be a major convenience to have such
an operation there.

Regards

Doug Anderson
305 6411 Gilbert Road
Richmond, BC
V7C 3V8



SCHEDULE 16 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

MayorandCouncillors

To Public Hearing	
Date:	<u>July 19, 2010</u>
Item #	<u>4A + 4B</u>
Re:	<u>Bylaws 8616 +</u> <u>8617</u>

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 14, 2010 10:06 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #513)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8617

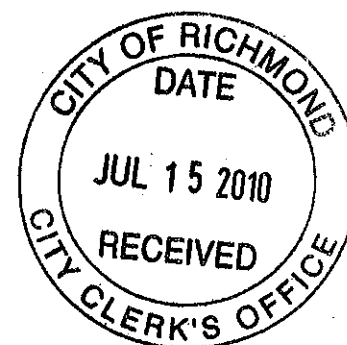
Send a Submission Online (response #513)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-14 10:05:30 PM

Survey Response

Your Name:	8297 owners
Your Address:	8297 Saba Road Richmond BC
Subject Property Address OR Bylaw Number:	8617
Comments:	We are very happy to hear that the Liquor Bar will be moved away from the public market. We have suffered so far many years from the noises deep at night made out of the liquor bar. Such an alcohol bar should not be located in high density residential area. Very support the City to carry on this Bylaw 8617 as soon as possible.



**SCHEDULE 17 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 19,
2010.**

Mayor and Councillors

To Public Hearing	
Date:	<u>July 19, 2010</u>
Item #	<u>4A 1+4B</u>
Re:	<u>Bylaws 8616 +</u> <u>8617</u>

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 14, 2010 3:39 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #511)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8616

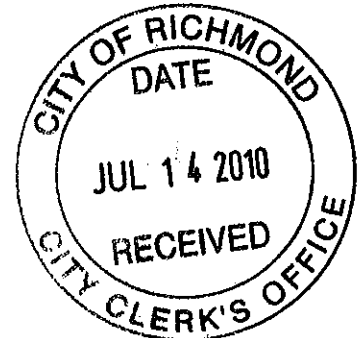
Send a Submission Online (response #511)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-14 3:39:06 PM

Survey Response

Your Name:	10188 River Drive
Your Address:	Richmond, B.C. V6X 1Z3
Subject Property Address OR Bylaw Number:	8616 (ZT 10-508056)
Comments:	<p>It would be much more convenient for me to go to a liquor store in my neighborhood than to always have to go over the Oak St. Bridge to Vancouver, where I currently buy wines at either the B.C. Liquor Store at Granville & 70th, or the one at 39th & Cambie. Of course, the prices at the proposed private liquor store would have to be competitive, though. Thank you for considering this development at Beckman Place, which would especially help to service all of the people in Northern Richmond. Sincerely, Andrea May</p>



July 17/10

City Clerk,
Richmond

To Public Hearing	
Date:	July 19, 2010
Item #	4A + 4B
Re:	Bylaws 8616 + 8617

SCHEDULE 18 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

Dear Sir

→ support the
new coming liquor store
at 3031 Beckman AL.

Jagtar Singh Dayal

JAGTAR SINGH DAYAL

4360 #4 ROAD

Richmond (B.C.)

V6X 2M3

(604) 303-9851.



**SCHEDULE 19 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.**

MayorandCouncillors

To Public Hearing	
Date:	July 19, 2010
Item #	4A+4B
Re:	Bylaws 8616+ 8617

From: City of Richmond Website [webgraphics@richmond.ca]**Sent:** July 19, 2010 9:32 AM**To:** MayorandCouncillors**Subject:** Send a Submission Online (response #517)**Categories:** UCRS CODE / FILE NUMBER: 12-8060-20-8616

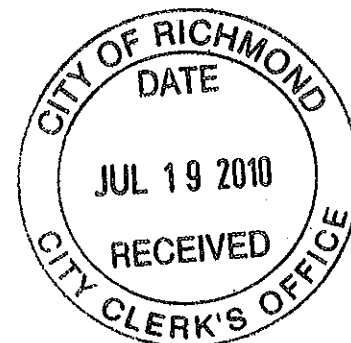
Send a Submission Online (response #517)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-19 9:31:34 AM

Survey Response

Your Name:	Melissa White
Your Address:	2231 McLennan Ave
Subject Property Address OR Bylaw Number:	8616 (zt 10-508056)
Comments:	<p>What a wonderful opportunity for this mall if it would have a liquor store! I'm walking distance from this mall and it would be in great appreciation to have a liquor store where I don't have to drive through number 3 rd. That always feels like a disaster to get to. Just like any other liquor store, you don't sit and hang around, so i'm not concerned with "drunks" just hanging out in the neighborhood. When hockey time comes, i can feel confident that in walking distance, i dont have to drive to pick up extra spirits for my friends, which makes me feel safer. I am for a liquor store at the mall.</p>



SCHEDULE 20 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 19,
2010.

To Public Hearing
Date: <u>July 19, 2010</u>
Item: <u>4A + 4B</u>
Re: <u>Bylaws 8616 +</u>
<u>8617</u>

Dear Sir,

We support the proposed liquor store at 3031 Beckman
Place, as we do not have one in the vicinity.

Harkamal Samra

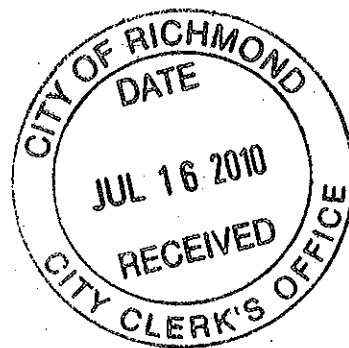
Harkamal Samra

12460 Harrison Ave, Rmd BC

(604) 273-0604

(778) 882-0604

July 15/10



To Whom It May Concern:

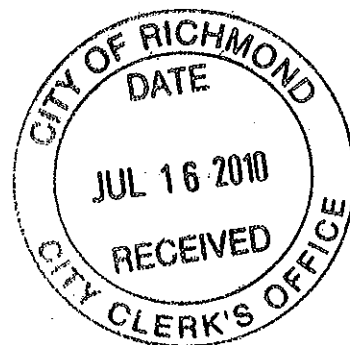
To Public Hearing	
Date:	July 19, 2010
Item #	4A + 4B
Re:	Bylaws 8616 + 8617

I support opening of a liquor store
in my area, 3031 Beckman Place,
Richmond.

SCHEDULE 21 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

Harman Shillon
(604) 716-5073

3982 Borgen Drive
Richmond Bc.



To Whom It May Concern:

SCHEDULE 22 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

I support the opening of a liquor store in
my neighbourhood at 3031 Beckman Place,

Richmond.

Pardeep Lehl

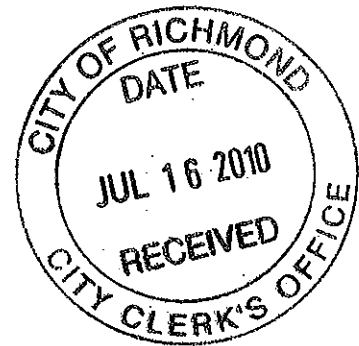
Pardeep Lehl

12460 Harrison Ave

RMD. BC

(778) 882 6673.

To Public Hearing
Date: <u>July 19, 2010</u>
Item # <u>4A + 4B</u>
Re: <u>Bylaws 8616 +</u> <u>8617</u>





SCHEDULE 23 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC HEARINGS
HELD ON MONDAY, JULY 19,
2010.

To Public Hearing	
Date:	July 19, 2010
em #	4A + 4B
B:	Bylaws 8616 +
	8617

10331 Springmont Drive, Richmond B.C. V7E 1W3. Phone: 604 231 8702 Fax: 604 231 8704 E-mail: pngconstruction@hotmail.com

Re: ZT 10 - 50856

Attention: Sarah Badyal

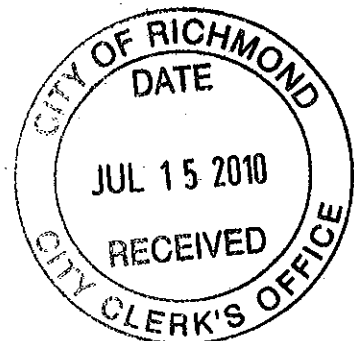
We support the proposed Liquor Retail Store @ 3031 - Beckman Place,
Richmond BC.

It is our belief that this area needs this type of facility

Yours Truly

A handwritten signature in black ink, appearing to read "R. Burton". The signature is written over a horizontal line.

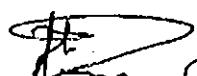




R. Burton



SCHEDULE 24 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

To Public Hearing	
Date:	<u>July 19, 2010</u>
Item #	<u>4A + 4B</u>
Re:	<u>Bylaws 8616 + 8617</u>

We, the merchants at Beckman Place support the proposed
liquor store at 3031 Beckman Place, Richmond, B.C.

UNIT #	BUSINESS NAME	SIGNATURE	NAME
#170	Acme Groceries		JACQUES LIMINSANG
#100	Westcoast Health		Mamed
#160	Bridgport Stamp & Stationery		Qunying Zhang
#115			Theresa Tran
#	platinum Hair		
# 150			PEGGY LI
# 130	The Cash Store		



**SCHEDULE 25 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.**

July 10, 2010

Regarding RZ 10-510756

Dear Mayor and Council,

My name is Ken Wilson and I cannot attend the hearing on July 19 as I will be out of town. I live next to the property in question. When the subdividing began, large, but sensibly sized homes with a small back yard and detached garage were what was being built on the resulting 33ft. lots. As time has gone by, bigger and bigger houses have been approved for these lots. Now a two story monstrosity is being proposed that will hug the property line and extend to within 9ft. of the lane. I have already lost my view of the mountains because of the much smaller house on my north side and now this behemoth on my south side will effectively put my property into nuclear winter. My wife and I enjoy our yard and like to spend time in it. We grow vegetables, herbs, and flowers. We have 13 trees of at least 10 metres in height including cedar, Douglas fir, pine and birch. Even though approval has not yet happened, one of the cedars has been hacked back to the trunk on the south side. I don't think this could have been done by an arborist because of the way it looks now, but I can't be sure. The construction, I have been told, will require the removal of my brick fence. Not asked but told. I have consulted someone at City of Richmond and they have informed me that this construction so close to the property line could severely damage the roots of the trees on that side. I have lived at this property since 1986 and at present have no plans to relocate. If this structure is approved it will greatly alter the liveability and value of our home. Would it not be possible to deny approval of this huge structure and limit this developer to building houses that are suitable for a 33ft. lot. I cannot help but think that approval would not be granted if this structure was proposed for a lot right next to a member of council.

Yours Sincerely,

Ken Wilson

9431 NO. 1 RD
RICHMOND BC
V7E 1R7



To Mayor and Council
and Edwin Lee,

SCHEDULE 26 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

To Public Hearing	
Date:	July 19, 2010
Item #	7A + 7B
Re:	Bylaws 8624 + 8625

I'm sorry this has to be handwritten. The reason I signed the form for the removal of the trees that hug the property line on the south side of my lot is because I was advised by City staff it was unlikely they would survive, leaving 4 dead trees between two houses in very close proximity.

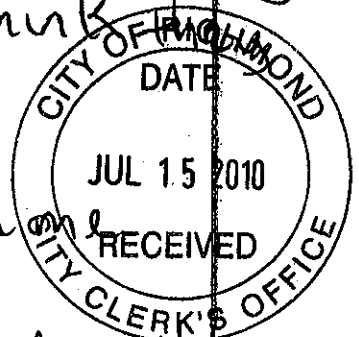
Also, although the prospect of my yard being put in the shade is upsetting, I will not oppose this construction. There are several reasons:

- the late date and the fact I am going out of town
- the alternative could be even worse.
- I would have realized a while ago that a 2 story garage was planned if I had thoroughly read the Orange sign. In my defence, the re-zoning signs are so plentiful, you tend to think are all the same.
- a sense of futility or inevitability.
- the cooperation and consideration shown by Mr. Stylianou.

In closing, I still stand behind what I said in the last letter regarding the steady increase in the size of the houses being approved for these tiny lots.

Yours Sincerely

Ken Wilson (Ken Wilson)





City of Richmond

To Public Hearing
Date: <u>July 19, 2010</u>
Item # <u>7A + 7B</u>
Re: <u>Bylaws 8624 + 8625</u>

SCHEDULE 27 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
JULY 19, 2010.

Memorandum

Planning and Development Department
Development Applications

To: Mayor and Councillors
From: Brian J. Jackson, MCIP
Director of Development

Date: July 15, 2010

File: RZ 10-510756

Re: Application by Chris Stylianou and Michael Stylianou for Rezoning at
9451 No. 1 Road from Single Detached (RS1/E) to Coach House (RCH)

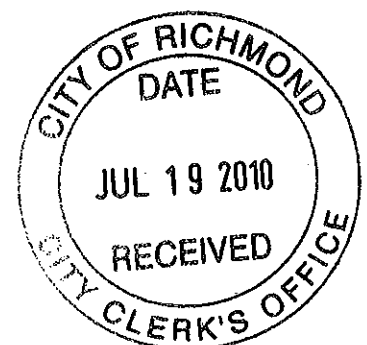
This Rezoning application was reviewed by Planning Committee on June 22, 2010 and the related Bylaw (No. 8625) was given first reading by Council on June 28, 2010. This application and the related Bylaw will be submitted to a Public Hearing scheduled for July 19, 2010.

As part of the Tree Protection Scheme presented in the report to Council (dated June 1, 2010), an aeration system was proposed to mitigate the impacts to the trees located on the adjacent property to the north (9431 No. 1 Road) along the common property line. Subsequent to the Council Meeting on June 28, 2010, the applicant had reached an agreement with the adjacent property owner at 9431 No. 1 Road to remove four (4) bylaw-sized trees along the common property line. A Tree Permit application was submitted by the property owner on July 13, 2010. The Tree Permit was issued based on that these four (4) trees are in poor condition and will be impacted by a minimum of 1.0 m grade change on adjacent development site.

Since the trees on the adjacent property to the north located adjacent to the building envelope of the subject site are to be removed, the proposed aeration system to mitigate the impacts to these trees is no longer required. The remaining three (3) trees on 9431 No. 1 Road along the common property line will be protected by the establishment of tree protection zones prior to any demolitions and constructions commence on site. In addition, a proof of contract with a Certified Arborist will be secured as part of the rezoning application for supervision of on-site works to be conducted under the drip lines of all trees to be retained on 9431 No. 1 Road. If grades are proposed to be raised adjacent to these three (3) trees (in the front and back yards, along the common property line), the applicants' Arborist will demonstrate to the City's Tree Preservation Coordinator how impacts of raising grades will be mitigated so as not to damage the neighbouring trees, prior to any site work or construction could be commenced. Therefore, staff recommended that the rezoning condition related to the provision of the aeration system be removed from the Rezoning Considerations for Bylaw 8625.

Brian J. Jackson, MCIP
Director of Development

BJ:el



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 9, 2010 10:02 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #505)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8628

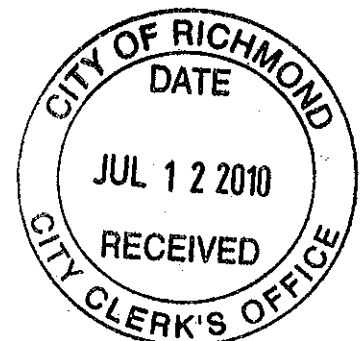
To Public Hearing	
Date:	July 19, 2010
Item#:	9+10
Re:	Bylaw 8628 + Bylaw 8631

Send a Submission Online (response #505)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-09 10:01:17 PM

Survey Response

Your Name:	Peter Ng
Your Address:	20-6300 Birch Street
Subject Property Address OR Bylaw Number:	Bylaw 8628 and Bylaw 8631
Comments:	Council Members, City Mayor and Planning Dept. Staff: Have you ever considered the traffic jam and car parking issues around Alberta Rd and Ferndale by permitting so many developments at such an alarming rapid rate. It is bad enough as it is now. It is hard to imagine what the traffic jam and parking issue will be by allowing so many high density dwelling developments from single detached houses. Based on these issues we strongly opposed these two Zoning Amendments Bylaw 8628 and 8631



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 9, 2010 10:02 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #505)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8628

To Public Hearing	
Date:	July 19, 2010
Item#:	9 + 10
Re:	Bylaw 8628 + Bylaw 8631

Send a Submission Online (response #505)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2010-07-09 10:01:17 PM

Survey Response

Your Name:	Peter Ng
Your Address:	20-6300 Birch Street
Subject Property Address OR Bylaw Number:	Bylaw 8628 and Bylaw 8631
Comments:	Council Members, City Mayor and Planning Dept. Staff: Have you ever considered the traffic jam and car parking issues around Alberta Rd and Ferndale by permitting so many developments at such an alarming rapid rate. It is bad enough as it is now. It is hard to imagine what the traffic jam and parking issue will be by allowing so many high density dwelling developments from single detached houses. Based on these issues we strongly opposed these two Zoning Amendments Bylaw 8628 and 8631

