



**Regular Council meeting for Public Hearings  
Monday, July 19, 2021**

- Place: Council Chambers  
Richmond City Hall
- Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Andy Hobbs  
Councillor Alexa Loo  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)
- Claudia Jesson, Corporate Officer
- Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10273  
(RZ 19-867880)**

(Location: 6700 Francis Road; Applicant: Doxa Development)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



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PH21/7-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10273 be given second and third readings.*

**CARRIED**

Opposed: Cllrs. Day

Steves

Wolfe

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10271  
(RELATED TO BYLAW 10277)**

**RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10277  
(RZ 17-775025)**

(Location: 6740 and 6780 Francis Road; Applicant: Vivid Green Architecture Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

During discussion, Council noted that Amendment Bylaws 10273, 10271 and 10277 would be effective if they were combined, as it would have resulted in fewer driveways and more outdoor amenity space and large replacement trees in the development.

PH21/7-2

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10271 be given second and third readings.*

**CARRIED**

Opposed: Cllrs. Day

Steves

Wolfe



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PH21/7-3

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10277 be given second and third readings.*

**CARRIED**

Opposed: Cllrs. Day

Steves

Wolfe

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10265  
(RZ 08-429600)**

(Location: 6500 Cooney Road; Applicant: Kenneth Kim Architecture Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH21/7-4

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10265 be given second and third readings.*

**CARRIED**

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10254  
(RZ 20-907463)**

(Location: 9200, 9220, 9240, 9260, 9280, 9300, 9320, and 9340 Francis Road; Applicant: Zhao XD Architect Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.



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#### *Submissions from the floor:*

Jacky How, Richmond resident, expressed concern regarding the potential for increased heavy truck traffic and questioned the benefit of the development to the community.

In response to queries from the floor, staff advised:

- the applicant will be required to submit a construction traffic management to the satisfaction of the City; and
- staff will contact the delegate to respond to further questions that are not addressed in the staff report.

Marsha Wenger, Richmond resident, expressed the following concerns:

- impact on increased heavy truck traffic on existing homes
- the ability of the owner to rent the units;
- the need for a definition of “convertible units”; and
- the maintenance of neighbouring fences.

In response to queries from the floor, staff advised:

- strata councils are not permitted to pass bylaws to restrict rentals in multi-unit developments;
- convertible units are built to convert easily into accessible units;
- the construction of the fencing will be reviewed through the development permit process;
- the development is not intended to provide affordable housing; and
- staff will contact the delegate to respond to any further questions.

In reply to queries from Council, staff advised:

- the developer can be asked to undertake further communication with local residents as construction progresses to address concerns regarding excessive ground vibration;
- a traffic study was conducted and reviewed by the Transportation Services Department;
- tree placement dictated the outdoor amenity space; and
- the addition of 32 trees will compensate for tree removal.



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During discussion, Council noted the requirement to prevent soil compaction in order to plant replacement trees on the site.

PH21/7-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10254 be given second and third readings.*

**CARRIED**

**ADJOURNMENT**

PH21/7-6

It was moved and seconded

*That the meeting adjourn (7:27 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, 2021.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)