



Regular Council Meeting for Public Hearings

Monday, July 20, 2009

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 8425 (RZ 06-330589)**
(11111 and 11131 Cambie Road; Applicant: Gerry Blonski)

Applicant's Comments:

The applicant was available to respond to questions and he briefly referenced an artist's rendering of the proposed development.

Written Submissions:

- (a) Rob Trenkel, 11148 Mellis Drive (Schedule 1); and
- (b) Whitney Ten-Pow, 11140 Mellis Drive (Schedule 2).

Submissions from the floor:

None.

PH09/7-1

It was moved and seconded

That Zoning Amendment Bylaw 8425 be given second and third readings.

CARRIED



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2. Zoning Amendment Bylaw 8439 (RZ 07-397063)

(6760, 6780, 6800 Eckersley Road, 8500, 8520, 8540 Park Road, 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place, and surplus Park Place road allowance; Applicant: Ledingham McAllister Communities Limited)

Applicant's Comments:

Cameron Thorn, representing Ledingham McAllister Communities Limited, was available to respond to questions and he briefly referenced an artist's rendering of the proposed project. Mr. Thorn also referenced materials regarding sustainability features placed in the Agenda package, as requested by the Planning Committee.

Written Submissions:

- (a) Correspondence from the Director of Development in response to a submission from Anca Dana Ardeleanu, #406 – 8480 Granville Avenue;
- (b) Correspondence from the Director of Development in response to a submission from Alice Sparks, 8549 Citation Drive;
- (c) Correspondence from the Director of Development in response to a submission from Angela Gauld, 6521 Pimlico Way;
- (d) Memorandum regarding sustainability features from Diana Nikolic, Planning Department; and
- (e) Brenda Luciuk, 8531 Citation Drive (Schedule 3).

Submissions from the floor:

John Ethier, long time neighbourhood resident, spoke in opposition to the proposed development citing concerns regarding the proposed five-storey building height and the flow of traffic should the density of the proposed development be approved. Mr. Ethier also questioned whether the nearby elementary school would be able to accommodate the enrolment of additional students.



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Anca Dana Ardeleanu, #406 – 8480 Granville Avenue, advised that the noise from the electrical substation adjacent to her property inhibits her from sleeping at night. Ms. Ardeleanu referenced correspondence she had submitted for the Agenda package and highlighted that the noise emitted from the substation is higher than what is permitted by the City's Public Health Protection Bylaw. She noted that the transformers are old and asked that Council remedy the noise problem by seeking new silent transformers from BC Hydro.

In reply to Ms. Ardeleanu's concerns, Mr. Thorn advised that the applicant would be glad to further discuss solutions regarding noise with BC Hydro. He also noted that the proposed development's 15" hedge along the south side of the substation may absorb some of the noise from the substation.

Mayor Brodie acknowledged the conclusion of the first round of speakers. One speaker then addressed Council for the second time with new information.

Anca Dana Ardeleanu, added concerns regarding existing traffic congestion at the Cooney Road and Granville Avenue intersection.

PH09/7-2

It was moved and seconded

That Zoning Amendment Bylaw 8439 be given second and third readings.

CARRIED

PH09/7-3

It was moved and seconded

That staff (i) meet with BC Hydro representative and the applicant to discuss potential solutions to the noise problems caused by the electrical substation and (ii) consider the traffic issues at the Cooney Road and Granville Avenue intersection.

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest as he has an interest in property that is the subject of Item 3, and left the meeting (7:45 p.m.).



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3. **Zoning Amendment Bylaw 8440 (RZ 08-408104)**
(9420, 9460, 9480, 9500 Odlin Road; Applicant: Polygon Development 222 Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Memorandum regarding sustainability features from Diana Nikolic, Planning Department.

Submissions from the floor:

Rozanne Kipnes, Richmond resident, representing the Tefah Housing Society, spoke in support of the proposed development commending the applicant, City staff, and Council for the inclusion of affordable housing initiatives. She noted that non-profit societies define the term 'affordable housing' differently than the Canadian Mortgage and Housing Corporation and she spoke of disparities with rental rates, Development Cost Charges, permit fees and other expenses which make the units less affordable. Ms. Kipnes concluded by requesting that Council further discuss with staff, options to reduce capital fees and the actual costs of owning and operating affordable housing units.

Mindi Cofman, Sheridan Road resident, representing the Kehila Society of Richmond, spoke in favour of the proposed development and the need for affordable housing units.

It was moved and seconded

That Zoning Amendment Bylaw 8440 be given second and third readings.

CARRIED

Councillor Dang returned to the meeting (8:02 p.m.).

PH09/7-4



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4. **Zoning Amendment Bylaw 8489 (RZ 07-390411)**
(8200, 8220, 8240 & 8260 Blundell Road; Applicant: S-8008 Holdings Ltd., S-211 Holdings Ltd. & Platinum Management Inc.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH09/7-5

It was moved and seconded

That Zoning Amendment Bylaw 8489 be given second and third readings.

CARRIED

5. **Zoning Text Amendment Bylaw 8493: Housing Agreement Amendment – Affordable Housing Strategy**
(City-Wide; Applicant: City of Richmond)

Applicant's Comments:

Brian J. Jackson, Director of Development was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH09/7-6

It was moved and seconded

That Zoning Text Amendment Bylaw 8493 be given second and third readings.

CARRIED



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PH09/7-7

It was moved and seconded

That Zoning Text Amendment Bylaw 8493 be adopted.

CARRIED

- 6. Zoning Amendment Bylaw 8497 (RZ 07-381074)**
(4071, 4091, 4111 and 4131 No. 4 Road; Applicant: Fortuna Developments Inc.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH09/7-8

It was moved and seconded

That Zoning Amendment Bylaw 8497 be given second and third readings.

CARRIED

- 7. A Zoning Amendment Bylaw 8499**
- 7. B Zoning Amendment Bylaw 8504 (RZ 08-417995)**
(8051, 8091, 8111 Williams Road; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Michael Chung, 8031 Williams Road (Schedule 4);
- (b) No. 3 Road resident (Schedule 5);
- (c) No. 3 Road residents (Schedule 6); and
- (d) Joyce Liu, 8131 Williams Road (Schedule 7).



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Submissions from the floor:

None.

PH09/7-9

It was moved and seconded

That Zoning Amendment Bylaw 8499 be given second and third readings.

CARRIED

PH09/7-10

It was moved and seconded

That Zoning Amendment Bylaw 8499 be adopted.

CARRIED

PH09/7-11

It was moved and seconded

That Zoning Amendment Bylaw 8504 be given second and third readings.

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest as he has an interest in property that is the subject of Item 8, and left the meeting (8:12 p.m.).

- 8. **Zoning Amendment Bylaw 8501 (RZ 04-270168)**
(9560/9580 Cambie Road and 9531/9551/9571 Odlin Road; Applicant: FNDA Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Additional background information from the Applicant (Schedule 8).

Submissions from the floor:

Ann Gosen, Richmond property owner, cited concerns related to the rezoning application notification process. She asked that she be notified of any future proposed developments directly adjacent to her property, as she was unaware of the recent proposed development west of her property.



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PH09/7-12

It was moved and seconded

That Zoning Amendment Bylaw 8501 be given second and third readings.

CARRIED

Councillor Dang returned to the meeting (8:30 p.m.).

9. Zoning Amendment Bylaw 8502 (RZ 08-417993)

(9320, 9340, 9360, 9380 Granville Avenue and 7011, 7031, 7051 Ash Street;
Applicant: Am-Pri Construction Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Victor, 9451 Granville Avenue (Schedule 9);
- (b) Lee Edmonson, 7071 Ash Street (Schedule 10); and
- (c) Wayne Birch, 9500 Granville Avenue (Schedule 11).

Submissions from the floor:

None.

PH09/7-13

It was moved and seconded

That Zoning Amendment Bylaw 8502 be given second and third readings.

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest as he has an interest in property that is the subject of Item 10, and left the meeting (8:33 p.m.).



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10. Official Community Plan Amendment Bylaw 8505

Zoning Amendment Bylaw 8494 (RZ 08-410760)

(9371 and 9411 Alexandra Road; Applicant: 797460 B.C. Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

- (a) Memorandum regarding sustainability features from Diana Nikolic, Planning Department.

Submissions from the floor:

None.

PH09/7-14

It was moved and seconded

That Official Community Plan Amendment Bylaw 8505 be given second and third readings.

CARRIED

PH09/7-15

It was moved and seconded

That Official Community Plan Amendment Bylaw 8505 be adopted.

CARRIED

PH09/7-16

It was moved and seconded

That Zoning Amendment Bylaw 8494 be given second and third readings.

CARRIED

Councillor Dang returned to the meeting (8:37 p.m.).

11. Temporary Commercial Use Permit Application (TU 09-466032)

(5900 Minoru Boulevard; Applicant: Phileo Developments (Richmond) Ltd.)

Applicant's Comments:

The applicant was available to respond to questions.

Written Submissions:

None.



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Submissions from the floor:

Mehran Khosravinejad, 5811 No. 3 Road, spoke of traffic concerns citing that the proposed temporary use business could potentially worsen the existing congested traffic flow.

PH09/7-17

It was moved and seconded

That the Temporary Commercial Use Permit be issued to Phileo Developments (Richmond) Ltd. to allow retail trade and services (as defined in Zoning & Development Bylaw No. 5300), excluding gas station and the sales and servicing of automobiles, trailers or motorcycles at 5900 Minoru Boulevard.

CARRIED

ADJOURNMENT

PH09/7-18

It was moved and seconded

That the meeting adjourn (8:43 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 20, 2009.

Mayor (Malcolm D. Brodie)

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