



**Regular Council meeting for Public Hearings
Monday, July 20, 2015**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

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

1. **OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000, AMENDMENT BYLAW 9252 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9253 (RZ 07-394294)**
(Location: 3868, 3880 and 3900 Steveston Highway; Applicant: G & B Estates Ltd.)

Applicant's Comments:

David Christopher, President, G & B Estates Ltd. accompanied by Eric Cheng, Architect, Urban Design Group, provided a brief overview of the proposed development and highlighted the following:

- a Certificate of Compliance was issued in fall 2011 following a significant environmental cleanup of the site;
- the development proposes approximately 23,000 square feet of retail, including pharmacy, financial, and restaurant uses consistent with the permitted uses in the neighbourhood commercial zone;



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- the consolidated 1.88 acre site will allow for increased landscaping and public space, including the introduction of approximately 30 new trees, and numerous shrub and planting areas;
- in addition to the anticipated tenancy of a national pharmaceutical chain, the balance of retail space will cater to small local enterprises including new accommodations for a Dairy Queen restaurant and other existing tenants;
- the new buildings will respect the scale and character of the surrounding residential and commercial land uses;
- the proposed redevelopment proposes to revitalize a longstanding but underutilized neighbourhood commercial site and will contribute to the walk ability of the Steveston residential neighbourhood by providing commercial services and amenities within a 10-minute walk;
- transportation infrastructure improvements associated with the proposed redevelopment include two new bus shelters and upgrades to the No. 1 Road and Steveston Highway signalized intersection to improve traffic and pedestrian flow;
- a contribution of approximately \$17,000 will be made to the City's public art program;
- the proposed redevelopment is expected to generate approximately 50 direct and indirect construction related jobs, as well as an estimated 100 retail and restaurant employment opportunities; and
- public feedback indicates support for the proposed revitalized multi-tenant commercial site as it is anticipated that these services would meet the needs of the area for years to come.

In response to queries from Council, Mr. Cheng advised that the traffic management plan, required as a condition of rezoning, will address access to the site and parking along No. 2 Road and Steveston Highway. Also, Mr. Christopher advised that retail with second storey residential units was considered for the site; however residential uses were not a viable option with the anticipated tenancy of a national pharmaceutical chain.

Written Submission:

- (a) Allan and Nicola Byres, 3851 Steveston Highway (Schedule 1)



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Submissions from the floor:

None.

PH15/7-1

It was moved and seconded

That Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9252 be given second and third readings.

CARRIED

PH15/7-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9253 be given second and third readings.

CARRIED

2. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9254

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/7-3

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9254 be given second and third readings.

CARRIED

PH15/7-4

It was moved and seconded

That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9254 be adopted.

CARRIED



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**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9256
AND 9258 (ZT 14-677144)**

(Location: 9291 Alderbridge Way and 8080 Park Road; Applicant: First Richmond North Shopping Centres Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/7-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9256 be given second and third readings.

CARRIED

PH15/7-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9258 be given second and third readings.

CARRIED

ADJOURNMENT

PH15/7-7

It was moved and seconded

That the meeting adjourn (7:15 p.m.).

CARRIED



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Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
July 20, 2015.

Mayor (Malcolm D. Brodie)

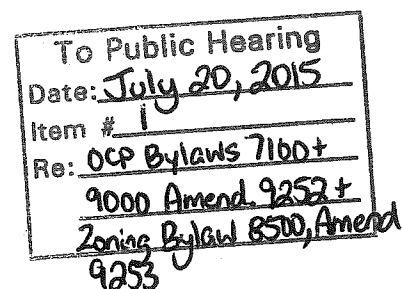
Acting Corporate Officer
(Michelle Jansson)

Mayor and Councillors

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on July 20, 2015.

From: Webgraphics
Sent: Sunday, 12 July 2015 12:12 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #839)

Categories: 12-8060-20-9253 (RZ 07-394294)



Send a Submission Online (response #839)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/12/2015 12:10:48 PM

Survey Response

Your Name	Allan and Nicola Byres
Your Address	3851 Steveston Hwy
Subject Property Address OR Bylaw Number	3868, 3880 and 3900 Steveston Hwy (RZ 07-394294)
Comments	<p>As a homeowner directly opposite this proposed development we would like to raise some concerns: 1) Traffic. This is a very busy intersection. We are very concerned about the construction and post-construction phases impacting traffic flow. In particular the approach from the east left turn lane to go south on No 1 is routinely exceeded and impairs westward travel on Steveston Hwy already before this development draws further traffic and must be addressed. 2) Parking The section of Steveston Hwy to the west of No 1 Rd, narrows to one lane in each direction, and is already impacted re parking for residents by the inadequate parking provided for the current commercial (Dentist and Restaurant) buildings. Our concern is during construction that our ability to park in any proximity to our home will be impacted. We would like to know what construction agreement is in place to ensure Steveston Hwy is not clogged with construction vehicles as we have</p>

no alternate parking. Further we understand that a middle turning lane is proposed for this section which will undoubtedly mean that street parking outside our home may be eliminated. Most residents on this block rely on street parking for their homes (as do the aforementioned employees of the Dental building). If a middle turning lane will reduce resident parking on this block we strongly oppose this. Further we request this block be made resident only parking. 3) Pedestrians. This intersection sees hundreds of school students crossing it twice per day to get to McMath Secondary and Byng Elementary and considerable consideration must be given to their safety through construction and thereafter. The back up from the pedestrian controlled crosswalk at Regent crossing No 1 can be substantial and also needs to be carefully considered. We are pleased there is a revitalization of this commercial zone but the impact to residents must be mitigated as much as possible.