



Regular Council Meeting for Public Hearings

Monday, July 21, 2008

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

Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Cynthia Chen
Councillor Derek Dang
Councillor Rob Howard
Councillor Bill McNulty
Councillor Harold Steves

Gail Johnson, Acting Corporate Officer

Absent: Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt

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

PH08/8-1 It was moved and seconded
That the agenda be varied to deal with Item No. 6 last.

CARRIED

1. **Zoning Amendment Bylaw 8333 (RZ 07-394901)**
(6411 Blundell Road; Applicant: Ajit Thaliwal)

Attention was drawn to correspondence received from the applicant, dated July 18, 2008, requesting that the application be withdrawn from the agenda. As a result, the following **referral** motion was introduced:

PH08/8-2 It was moved and seconded
That the application for rezoning for the property at 6411 Blundell Road be referred to the Public Hearing scheduled to be held at 7:00 p.m., on Wednesday, September 3, 2008, in Council Chambers, Richmond City Hall.

CARRIED



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2. **Zoning Amendment Bylaw 8375 (RZ 07-390751)**
(7351 Williams Road; Applicant: Pritpal S. Randhawa)

Applicant's Comments:

The applicant was available to answer any queries.

Written Submissions:

Harris Chi, 7340 Bates Road (Schedule 1).

Submissions from the floor:

None.

PH08/8-3

It was moved and seconded

That Zoning Amendment Bylaw 8375 be given second and third readings.

CARRIED

3. **Zoning Amendment Bylaw 8378 (RZ 07-384769)**
(3491/3511 Lockhart Road; Applicant: Avis Homes Ltd.)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/8-4

It was moved and seconded

That Zoning Amendment Bylaw 8378 be given second and third readings.

CARRIED



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4. **Zoning Amendment Bylaw 8379 (RZ 07-397261)**
(7371/7391 Williams Road; Applicant: Awana Construction Limited)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/8-5

It was moved and seconded

That Zoning Amendment Bylaw 8379 be given second and third readings.

CARRIED

5. **Zoning Amendment Bylaw 8380**
(Applicant: City of Richmond)

Applicant's Comments:

Brian J. Jackson, Director of Development, representing the City, was available to answer any queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/8-6

It was moved and seconded

That Zoning Amendment Bylaw 8380 be given second and third readings.

CARRIED



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PH08/8-7

It was moved and seconded
That Zoning Amendment Bylaw 8380 be adopted.

CARRIED

7. **Zoning Text Amendment Bylaw 8384**

(Applicant: City of Richmond)

Applicant's Comments:

Mr. Jackson was available to answer any queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/8-8

It was moved and seconded
That Zoning Amendment Bylaw 8384 be given second and third readings.

CARRIED

PH08/8-9

It was moved and seconded
That Zoning Amendment Bylaw 8384 be adopted.

CARRIED

8. A **Zoning Amendment Bylaw 8387**

8. B **Zoning Amendment Bylaw 8394 (RZ 08-404404)**

(10671, 10691, 10711 No. 5 Road; Applicant: Centro Development Ltd.)

Applicant's Comments:

The applicant was available to answer any queries.

Written Submissions:

(a) Peter Chu, 10440 Seaham Crescent (Schedule 2); and

(b) Carol Day, 11631 Seahurst Road (Schedule 3).



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Submissions from the floor:

None.

PH08/8-10

It was moved and seconded
That Zoning Amendment Bylaw 8387 be given second and third readings.

CARRIED

PH08/8-11

It was moved and seconded
That Zoning Amendment Bylaw 8394 be given second and third readings.

CARRIED

9. **Zoning Amendment Bylaw 8389 (RZ 07-389580)**
(9211 No. 1 Road; Applicant: Shinder Sahota)

Applicant's Comments:

The applicant was available to answer any queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/8-12

It was moved and seconded
That Zoning Amendment Bylaw 8389 be given second and third readings.

CARRIED



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- 10. **Official Community Plan Amendment Bylaw 8397 and Zoning Amendment Bylaw 8395 (RZ 07-366342) (RZ 07-380198)**
(9340, 9360 & 9400 Cambie Road and 9420, 9460 & 9480 Cambie Road;
Applicant: Oris Development (Cambie) Corp.)

Applicant's Comments:

The applicant was available to answer any queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH08/8-13

It was moved and seconded

That OCP Amendment Bylaw 8397 be given second and third readings.

CARRIED

PH08/8-14

It was moved and seconded

That Zoning Amendment Bylaw 8395 be given second and third readings.

CARRIED

- 6. A **Official Community Plan (OCP) Amendment Bylaw 8381**
(Amendment to Schedule 1, Richmond Official Community Plan Bylaw 7100)
- 6. B **Bridgeport Area Plan Amendment Bylaw 8382**
(Amendment to Schedule 2.12, Richmond Official Community Plan Bylaw 7100)
- 6. C **City Centre Area Plan Amendment Bylaw 8383**
(Amendment to Schedule 2.10, Richmond Official Community Plan Bylaw 7100)
(City Centre, West Bridgeport and Van Horne areas; Applicant: City of Richmond)

Applicant's Comments:

Terry Crowe, Manager, Policy Planning, was available to answer any queries.



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Written Submissions:

- (a) Supplementary Report dated July 7, 2008 from Joe Erceg, General Manager, Planning and Development Department (Schedule 4);
- (b) Procedural Memorandum dated July 11, 2008 from Gail Johnson, Manager, Legislative Services (Schedule 5);
- (c) Erik Karlsen, Chair, Provincial Agricultural Land Commission (Schedule 6);
- (d) K. L. Morris, Secretary Treasurer, School District No. 38 (Richmond) (Schedule 7);
- (e) Tony Pellett, Registered Planner, Provincial Agricultural Land Commission (Schedule 8);
- (f) Sidney Coleman, President, CIC Equities Corp. (Schedule 9);
- (g) C. Decatur Howe, Bull, Housser & Tupper LLP on behalf of Vanprop Investments Ltd (Schedule 10);
- (h) Anne Murray, Vice President, Community and Environmental Affairs, Vancouver Airport Authority (Schedule 11);
- (i) Maureen Enser, Executive Director, Urban Development Institute – Pacific Region (Schedule 12);
- (j) Ross Allan McCutcheon, 8380 Leslie Road (online submission and letter) (Schedule 13);
- (k) Lorne Chernochan, RE/MAX Westcoast on behalf of property owners at 9491 Bridgeport Road, 9511, 9531, 9551 Bridgeport Road, and 9440 Beckwith Road (Schedule 14);
- (l) Bull, Housser & Tupper LLP transmitting a letter on behalf of C. Decatur Howe, Director, Vanprop Investments Ltd (Schedule 15);
- (m) K. L. Morris, Secretary Treasurer, School District No. 38 (Richmond) (letter dated July 17, 2008) (Schedule 16); and
- (n) Memorandum dated July 21, 2008 from Terry Crowe, Manager, Policy Planning (Schedule 17).



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Submissions from the floor:

Ross Allan McCutcheon, 8380 Leslie Road, expressed concern regarding the proposed change in use for the Aberdeen district from residential to light industrial. He believed the area should be rezoned to the T4 category allowing for the presence of mixed use, including continued residential development. A copy of Mr. McCutcheon's submission is attached as Schedule 13, and forms part of these minutes.

Bob Laurie, 11060 Kingfisher Drive, spoke in favour of the proposed City Centre Area Plan (CCAP), highlighting many positive features of the proposal. Mr. Laurie noted his concern generally with the displacement of industrial lands in the region, which erodes job opportunities. He pointed out that a financial analysis on property taxes was not conducted, and offered to work with the City on a property tax topography analysis.

Dan Mah, 8500 Leslie Road, President of the Aberdeen Village Residents Association, spoke in opposition to the proposal to rezone their neighbourhood from residential to industrial reserve. Mr. Mah was of the opinion that having industry in close proximity to the future CanadaLine Aberdeen station, will attract undesirable activities, particularly after business hours. He also spoke on the difference in land value per square foot and its impact on property owners in the area. Mr. Mah suggested that consideration be given to re-designate the Aberdeen area to commercial. A copy of Mr. Mah's submission is attached as Schedule 18, and forms part of these minutes.

Gary Cross, a City Centre resident, advised he supported the proposed City Centre Area Plan, however, he was concerned with how it would be implemented. He expressed concerns regarding the current state of No. 3 Road and illegal activities taking place in the surrounding area. He listed a number of problems of which the City needs to be aware. He concluded by stating he was not convinced that the City would be able to satisfactorily ameliorate this current state.

Mr. Ho, representing his parents who own 4188 Hazelbridge Way, believed this property has been devalued by the proposed rezoning to industrial or parkland. He requested that Council amend the plan to allow the development of a hotel at 4188 Hazelbridge Way.



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In addition, Mr. Ho spoke on behalf of other property owners in the area, requesting that the proposed plan be amended to designate their area as Urban Centre T5. A copy of Mr. Ho's submission is attached as Schedule 19, and forms part of these minutes.

Peter Lee, 8280 Leslie Road, supported Mr. Ross McCutcheon's comments and believed that residential areas should remain in proximity to the CanadaLine, and the light industry zone should not be included in the plan.

Mr. Kang, representing his parents who reside at 4591 Sorenson Crescent, was of the opinion that a light industrial designation in the Aberdeen area would attract undesirable activities as it is too close to the CandaLine station. He hoped to see the area designated as commercial for his parents to acquire the financial benefits of their hard work. Mr. Kang also spoke of traffic concerns related to large trucks in the area.

Mr. Wong, 12500 McNeely Drive, spoke on various Floor Area Ratio (FAR) concerns particularly in relation to distances from each rapid transit station, believing higher density should be allowed closer to the stations. Mr. Wong also expressed concern regarding a strip of land east of Hazelbridge Way, stating that residents will not appreciate the acquisition of land for park use.

Kuldip S. Gill, 4100 Brownlea Road, stated that he recently purchased this property due to its proximity to Aberdeen Centre and station, and was disappointed to see the area designated as light industrial. He believed that the area should be designated to allow the development of a shopping centre or convention centre. Mr. Gill suggested that Council delay a decision affecting this property and allow the newly formed Aberdeen Village Residents Association to draft a better proposal.

Lorne Chernochan, 9511 No. 3 Road, realtor representing owners of 9491, 9511, 9531, 9551 Bridgeport Road, and 9440 Beckwith Road, expressed concerns regarding the saleability of the properties under the proposed zoning and the financial impact it will have on his clients. He requested that the proposal be referred back to staff as he believed the area is a prime location, and future developments such as hotel and commercial use could showcase Richmond. A copy of Mr. Chernochan's submission is attached as Schedule 14, and forms part of these minutes.



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Patrick Ho, Dyke Road resident, advised that his home in east Richmond is situated near a large industrial complex with large buildings, and few windows, and remarked that he sees no activity in or around the area aside from when the employees begin and end their workday. He stated that the area is dead, and he has seen several of the companies hire a security guard to patrol the area. Mr. Ho believed that the proposed light industrial zone would downgrade the Aberdeen area, which is where his son lives, and create a dead zone.

Dave Betker, 9431 Beckwith Road and 8480 Odlin Crescent, spoke on the recent increase in property taxes in the area due to higher property assessments. He stated that there were several light industry sites along River Road that are vacant and suggested that those existing sites be utilized for light industry use prior to converting residential sites for light industry uses.

James Thekkakara requested that the City purchase, at a minimum of \$100 per square foot, the current residential sites to be zoned light industry under the proposed plan. Mr. Thekkakara believed this would be the most suitable situation as property owners would receive fair market value for their properties. He also believed that the proposed light industry area should be amended to commercial.

Chris O'Toole, 5760 Minoru Boulevard, advised that he was approached by developers on two occasions in the past, and the amount offered for his property initially, had decreased. Mr. O'Toole was concerned that the area was being down-zoned even though it is in proximity to the CanadaLine. Mr. O'Toole also spoke about concerns related to reduced Floor Area Ratio.

George Woodward, 8980 River Drive, expressed concerns related to building height variations within the proposed Urban Centre T5 area.

Laurence Lim, Mayfair Commercial Real Estate Advisors Inc., recognized staff for their hard work in creating the proposed plan and hoped that staff would use discretion when finalizing the plan in regards to building heights and density matters.



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

Ross Allan McCutcheon, 8380 Leslie Road, spoke on security related matters at the north end of Richmond, noting that the area was already experiencing problems and with the completion of the CanadaLine, more problems will be evident. He stated that the area could benefit from residents' watchful eyes.

PH08/8-15

It was moved and seconded

That OCP Amendment Bylaw 8381 be given second and third readings.

CARRIED

PH08/8-16

It was moved and seconded

That OCP Amendment Bylaw 8382 be given second and third readings.

CARRIED

PH08/8-17

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8383, which amends Schedule 2.10 by repealing the existing City Centre Area Plan and replacing it with a new City Centre Area Plan, be revised prior to second reading by:

- (a) replacing page 54, the Parking Bylaw Map and associated tables, with the page attached to this Report as Attachment 2;*
- (b) incorporating section as 3.0 Development Permit Guidelines, including 3.1 General Guidelines and 3.2 Sub-Area Guidelines, the material attached to this Report as Attachment 3; and*
- (c) throughout the Area Plan, making changes in page numbering consequential to the changes indicated above, and changes in the Table of Contents and Photo Credits to reflect the deletion and addition of information indicated above.*

CARRIED



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PH08/8-18 It was moved and seconded
That OCP Amendment Bylaw 8383 be given second reading, as amended.
CARRIED

PH08/8-19 It was moved and seconded
That OCP Amendment Bylaw 8383 be given third reading.
CARRIED

ADJOURNMENT

PH08/8-20 It was moved and seconded
That the meeting adjourn (9:28 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 21, 2008.

Mayor (Malcolm D. Brodie)

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